



Historic Los Angeles Restaurant
Business & Real Estate Offering

3361 W 8th Street, Los Angeles, CA 90005

REAL ESTATE SERVICES
TRUSTED SINCE 1962



Real Estate Ownership • Established Cash Flow • Long-Term Upside

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 310.740.7028
RandyS@stevensonrealestate.com
CALDRE #01228475

DAVID ZIEGENFUSS

SALES ASSOCIATE

O: 818.956.7001 X116 | C: 818.652.0632
DavidZ@stevensonrealestate.com
CALDRE #02149295

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560

Offering Summary

ACQUISITION SUMMARY	Real Estate Value: \$5,400,000 Operating Business: \$1,700,000 Total Asking Price: \$7,100,000
PROPERTY TYPE	Restaurant
OFFERING TYPE	Business / Real Estate
BUILDING SIZE	4,643 SF
LOT SIZE	12,844 SF
ZONING	C2-1 R4-2
PARKING	21 Spaces - 4.52 / 1,000



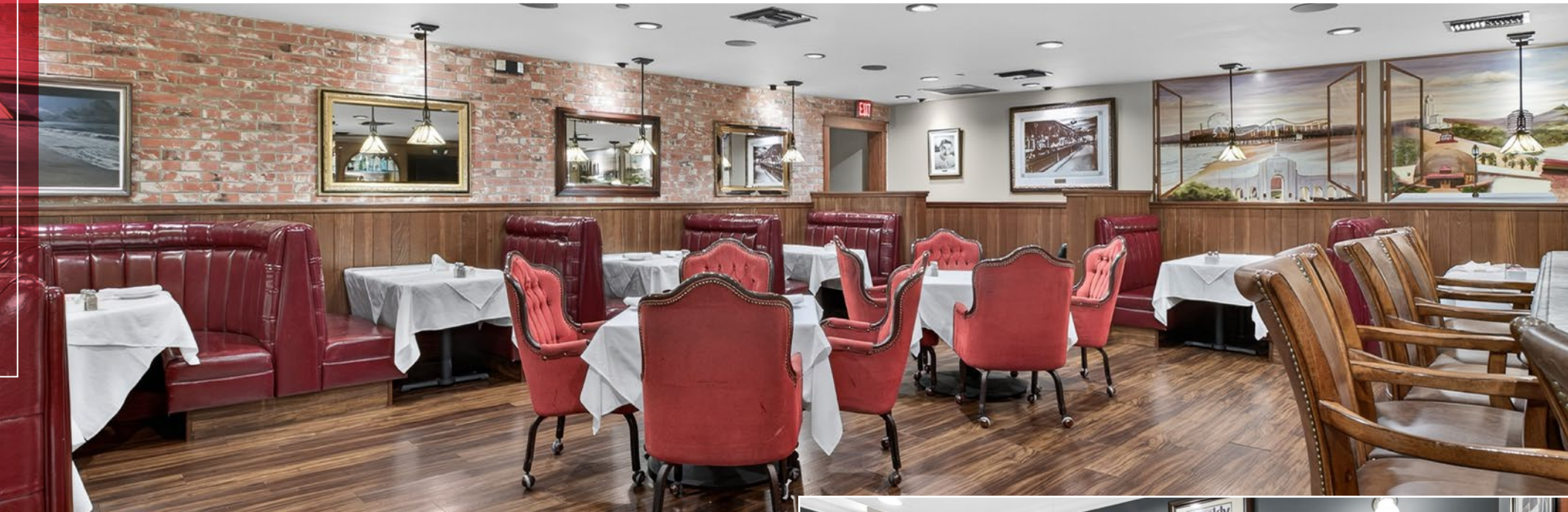
Property Overview

Taylor's Steakhouse represents a rare opportunity to acquire both an established operating business and the underlying real estate in a dense, high-demand Los Angeles location. The offering combines an established business, a recognizable brand, and a functional restaurant property with multiple paths to value creation.

The asset can be operated in its current form, repositioned with a new concept, or evaluated for alternative uses, subject to buyer objectives and applicable regulations.

FF&E INVENTORY AND FINANCIAL INFORMATION AVAILABLE UPON REQUEST WITH SIGNED NDA.

Property Photos



Real Estate & Business Overview

REAL ESTATE OVERVIEW

Underlying Real Estate Value

The estimated real estate value of approximately \$5.4 million is supported by comparable restaurant property sales within the surrounding market area.

Key Property Features

- Existing restaurant improvements
- Commercial kitchen and bar infrastructure
- Functional dining layout
- Street frontage and visibility
- Access to surrounding residential and commercial demand drivers

BUSINESS OVERVIEW

A Proven Los Angeles Institution

Since 1953, Taylor's Steakhouse has served generations of Los Angeles residents and visitors:

- Continuous operation since 1953
- Profitable operating history
- Recognized Los Angeles brand
- Established customer base
- Turn-key operation

Revenue Channels

- Full-service dining
- Bar and beverage program
- Group and private dining
- Repeat local and business clientele

Business Positioning

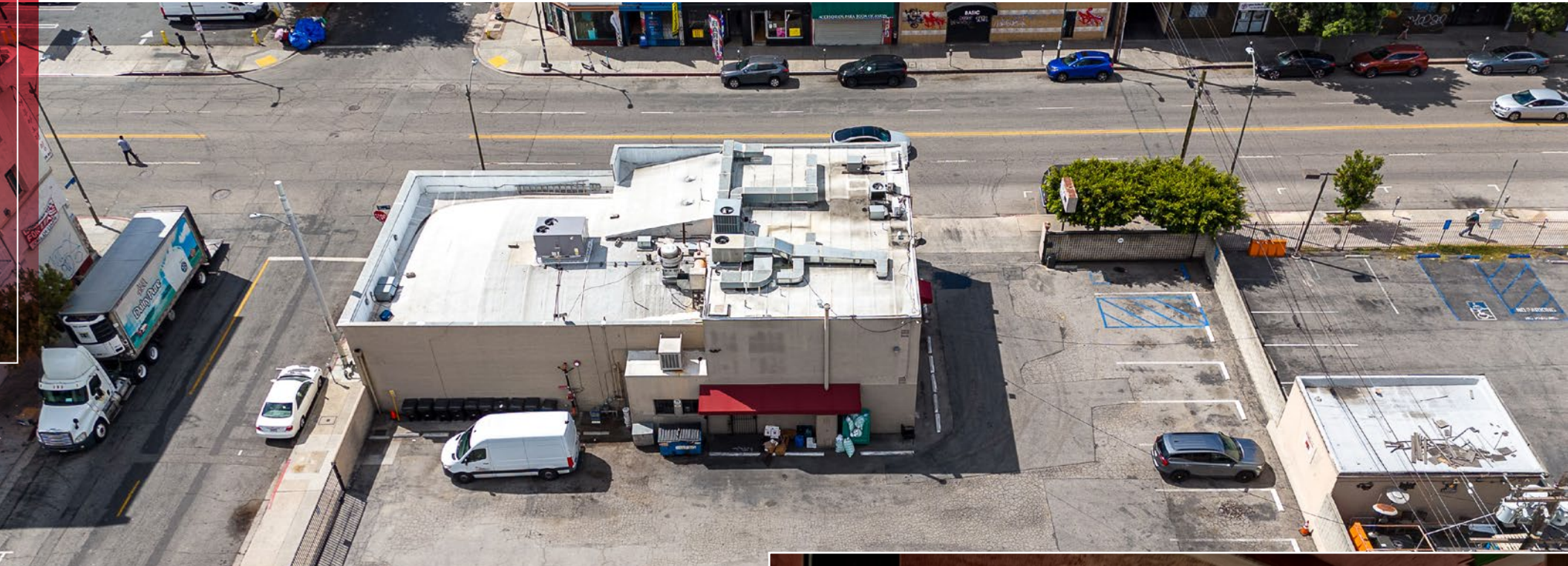
The existing operation provides immediate functionality for an owner-operator while also offering a baseline for investors seeking in-place income or a platform for repositioning.



Property Photos



Property Photos



Location Overview

Central Los Angeles Positioning

The property is situated along West 8th Street within a densely populated and active Los Angeles submarket. The surrounding area supports a mix of residential, retail, and commercial uses, contributing to consistent demand drivers throughout the day and evening.

Strategic Central Los Angeles Location

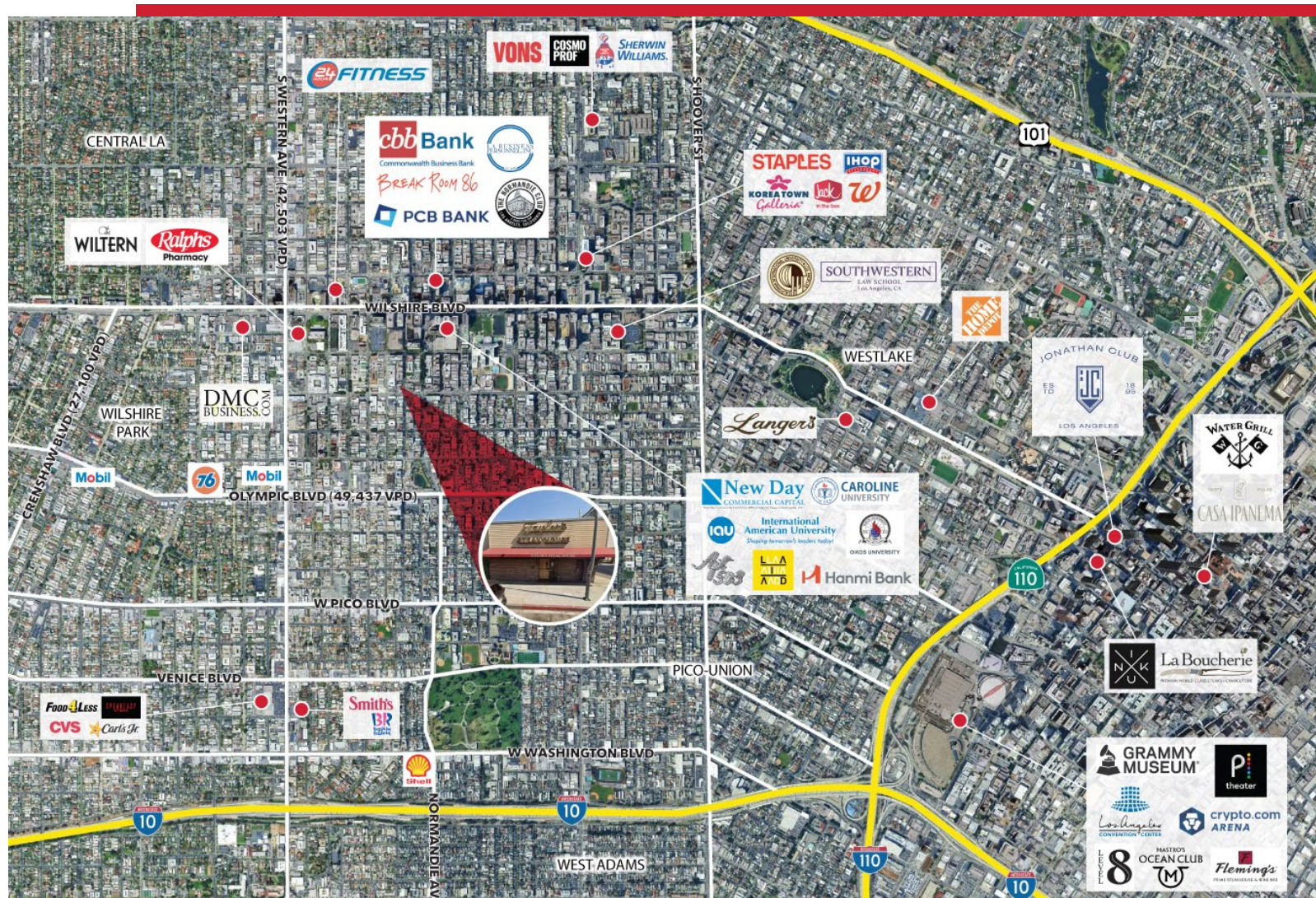
Significant daytime employment population supporting future growth opportunities.

Growth Opportunities

Potential future lunch service and expanded utilization of the facility.

Location Attributes

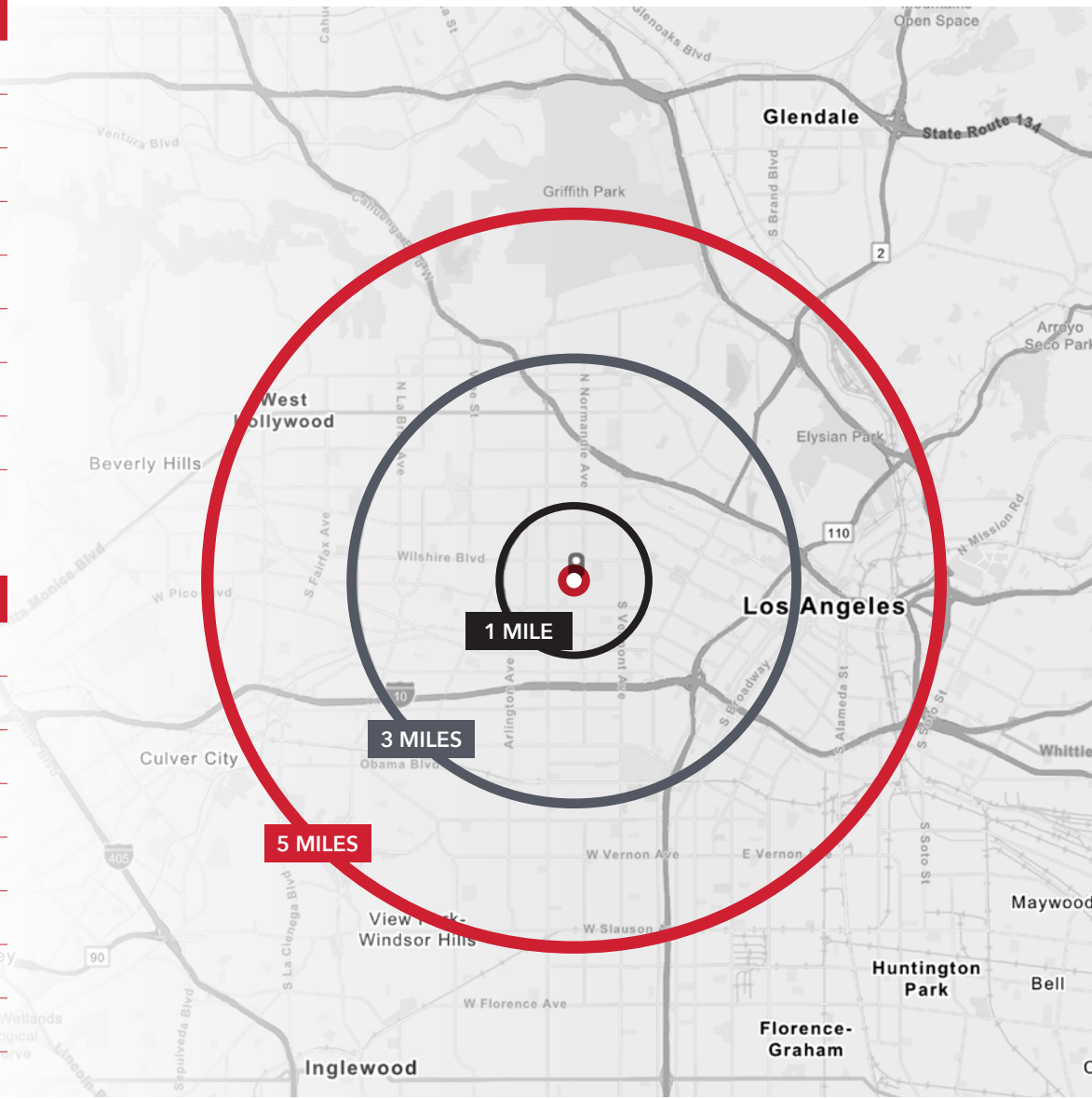
- Dense population base
- Established commercial corridor
- Proximity to business and residential districts



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	120,214	619,774	1,219,553
Households	54,287	260,877	511,863
Families	26,648	124,912	240,042
Average Household Size	2.19	2.29	2.29
Owner Occupied Housing Units	3,971	33,998	97,417
Renter Occupied Housing Units	50,316	226,879	414,446
Median Age	37.5	36.4	37.1
Median Household Income	\$56,122	\$63,373	\$70,827
Average Household Income	\$77,781	\$96,297	\$108,924

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	127,072	632,778	1,236,761
Households	59,348	275,028	534,362
Families	29,126	131,321	250,525
Average Household Size	2.11	2.22	2.22
Owner Occupied Housing Units	4,145	35,470	100,832
Renter Occupied Housing Units	55,203	239,558	433,530
Median Age	39.0	37.9	38.3
Median Household Income	\$62,638	\$71,517	\$79,756
Average Household Income	\$86,375	\$107,128	\$120,812



For more information, please contact:

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