

Malek's Grill and Kabob

20050 Vanowen St. Suite J, Winnetka CA 91306-3943



OFFERING MEMORANDUM



Malek's Grill and Kabob



Exclusively Marketed by:

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COMMERCIAL

5900 Canoga Ave suite 110
Woodland hills, CA 91367

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INVESTMENT HIGHLIGHTS

BUSINESS NAME	Malek's Grill and Kabob
OFFERING PRICE	\$700,000
Year Built	1986

Property Features

BUILDING SF	1,200
LAND SF	21,780
LAND ACRES	0.50
YEAR BUILT	1986
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
ZONING TYPE	C2
NUMBER OF PARKING SPACES	25

Year	Gross Income	Net Income
2021	\$1,055,000	\$558,500
2022	\$1,121,000	\$542,700
2023	\$1,155,000	\$463,000

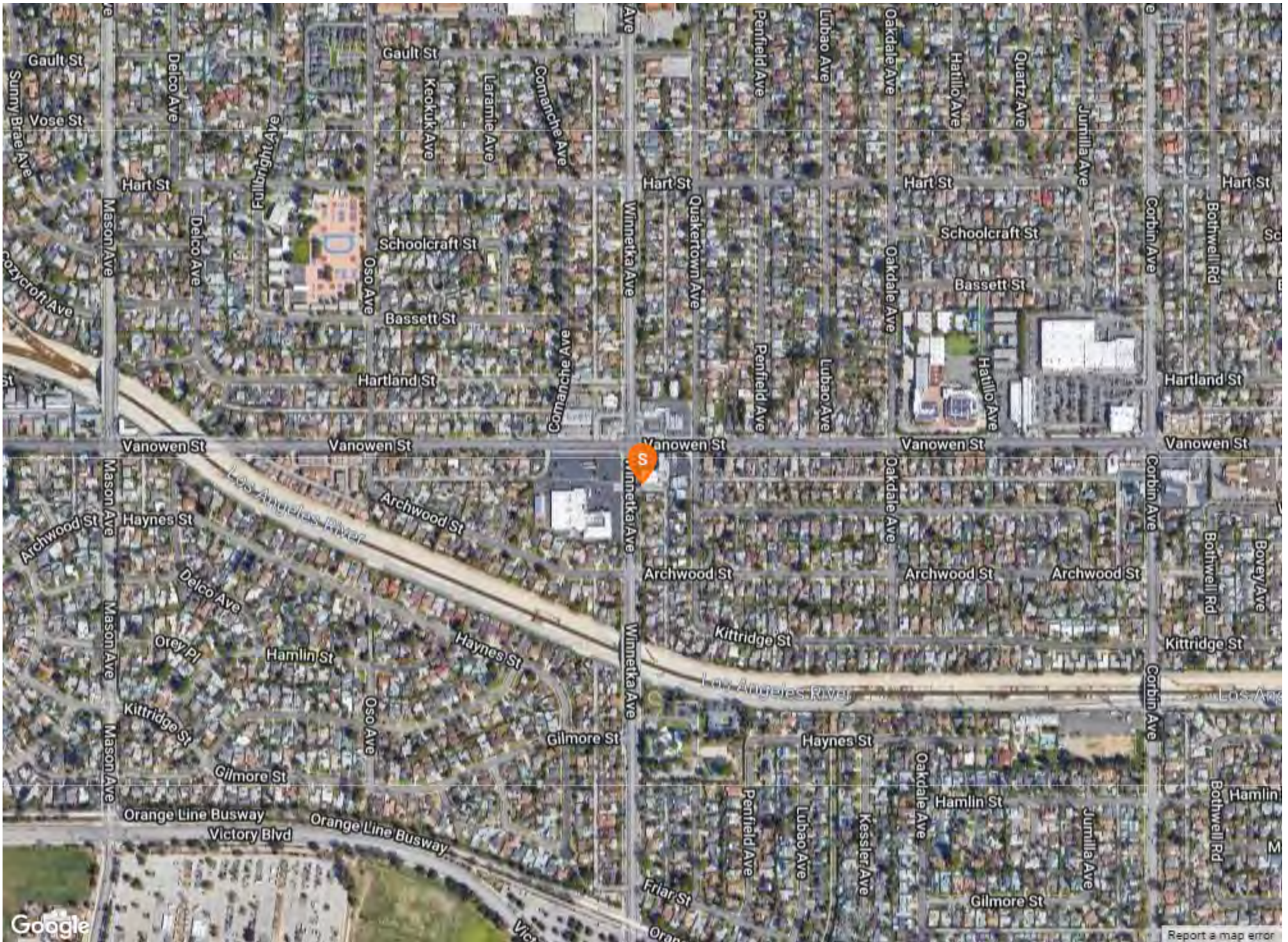
Lease Information

- 1/1/2020 - 1/1/2025
Options to extend to be available.



Thriving Restaurant in the Heart of the Valley

Opportunity to own a profitable and well-established restaurant in business approximately 30 years! This iconic restaurant has been a cornerstone of the community for decades, generating over \$1 million in annual gross revenue, a proven money-maker. With a loyal customer base & very busy location, you'll be stepping into a turnkey operation ready to serve up profits. For just \$700,000, this could be yours. Don't miss this rare opportunity. This business offers a fantastic opportunity for an experienced entrepreneur to take the reins and continue its success.



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,230	231,578	435,005
2010 Population	28,520	247,845	461,405
2021 Population	28,936	259,477	480,977
2026 Population	28,912	267,921	491,325
2021 African American	1,246	11,857	20,966
2021 American Indian	178	1,459	2,421
2021 Asian	4,199	37,526	68,763
2021 Hispanic	14,457	113,554	168,006
2021 Other Race	6,564	53,744	75,012
2021 White	14,972	139,218	284,948
2021 Multiracial	1,753	15,330	28,215
2021-2026: Population: Growth Rate	-0.10 %	3.20 %	2.15 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	801	7,543	12,965
\$15,000-\$24,999	540	5,492	9,608
\$25,000-\$34,999	784	6,410	10,650
\$35,000-\$49,999	970	8,451	14,600
\$50,000-\$74,999	1,544	15,080	25,740
\$75,000-\$99,999	1,190	11,565	20,979
\$100,000-\$149,999	1,714	16,137	32,186
\$150,000-\$199,999	866	8,064	17,611
\$200,000 or greater	701	8,427	22,753
Median HH Income	\$73,116	\$75,993	\$85,228
Average HH Income	\$93,528	\$101,127	\$116,814

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,207	83,176	161,805
2010 Total Households	9,092	83,695	161,612
2021 Total Households	9,108	87,168	167,095
2026 Total Households	9,054	90,246	170,508
2021 Average Household Size	3.15	2.94	2.83
2000 Owner Occupied Housing	5,182	38,381	90,052
2000 Renter Occupied Housing	3,809	41,731	66,655
2021 Owner Occupied Housing	5,161	39,241	90,475
2021 Renter Occupied Housing	3,947	47,927	76,620
2021 Vacant Housing	581	8,537	13,450
2021 Total Housing	9,689	95,705	180,545
2026 Owner Occupied Housing	5,137	39,406	90,814
2026 Renter Occupied Housing	3,917	50,840	79,693
2026 Vacant Housing	655	8,790	14,024
2026 Total Housing	9,709	99,036	184,532
2021-2026: Households: Growth Rate	-0.60 %	3.50 %	2.05 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,329	20,908	36,041
2021 Population Age 35-39	2,171	20,124	34,689
2021 Population Age 40-44	1,949	17,727	30,657
2021 Population Age 45-49	1,920	16,938	30,798
2021 Population Age 50-54	1,921	16,564	31,433
2021 Population Age 55-59	1,927	15,897	31,765
2021 Population Age 60-64	1,635	14,238	29,515
2021 Population Age 65-69	1,343	11,863	24,967
2021 Population Age 70-74	1,086	9,550	20,930
2021 Population Age 75-79	672	6,236	14,274
2021 Population Age 80-84	435	4,321	9,952
2021 Population Age 85+	494	5,411	11,712
2021 Population Age 18+	22,624	203,458	384,048
2021 Median Age	38	37	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,912	\$74,682	\$78,280
Average Household Income 25-34	\$87,130	\$90,297	\$95,324
Median Household Income 35-44	\$89,827	\$85,737	\$97,755
Average Household Income 35-44	\$106,353	\$109,657	\$125,828
Median Household Income 45-54	\$90,293	\$95,722	\$110,219
Average Household Income 45-54	\$108,306	\$121,427	\$144,725
Median Household Income 55-64	\$81,531	\$84,863	\$102,932
Average Household Income 55-64	\$102,276	\$114,469	\$139,212
Median Household Income 65-74	\$56,045	\$65,233	\$77,853
Average Household Income 65-74	\$77,490	\$90,962	\$107,626
Average Household Income 75+	\$52,347	\$63,884	\$73,502

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,221	21,037	36,315
2026 Population Age 35-39	2,343	21,001	37,195
2026 Population Age 40-44	2,157	19,895	35,099
2026 Population Age 45-49	1,869	17,537	30,735
2026 Population Age 50-54	1,829	16,545	30,475
2026 Population Age 55-59	1,828	16,108	30,870
2026 Population Age 60-64	1,722	14,684	29,464
2026 Population Age 65-69	1,429	12,900	26,924
2026 Population Age 70-74	1,164	10,571	22,566
2026 Population Age 75-79	888	8,223	18,133
2026 Population Age 80-84	533	5,139	11,536
2026 Population Age 85+	497	5,637	12,288
2026 Population Age 18+	22,831	212,709	396,447
2026 Median Age	39	38	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,274	\$83,691	\$88,683
Average Household Income 25-34	\$100,376	\$104,512	\$109,838
Median Household Income 35-44	\$103,442	\$100,457	\$110,428
Average Household Income 35-44	\$122,731	\$128,378	\$147,584
Median Household Income 45-54	\$104,181	\$107,526	\$120,828
Average Household Income 45-54	\$125,333	\$140,153	\$162,534
Median Household Income 55-64	\$94,942	\$98,315	\$113,564
Average Household Income 55-64	\$118,768	\$131,415	\$156,846
Median Household Income 65-74	\$64,723	\$73,817	\$88,394
Average Household Income 65-74	\$92,858	\$105,647	\$125,258
Average Household Income 75+	\$61,933	\$75,913	\$88,464

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