

Seeking Prime California, LV & AZ Sites



Operator Summary:

Thriving boutique restaurants & bars as sports lounges & upscale beach joints in trendy contemporary settings know as NIKKI'S, AMERICAN JUNKIE, DIRTY PRETTY, & BAJA JUNKIE, Lucid Entertainment Group creates a beautiful dining experience with highly flavorful fresh American cuisine. Enjoy your Shrimp Scampi, Classic BLT's, Buffalo Chicken fingers, Teriyaki burgers, Cabo tacos with flavorsome Mai Tai's, beer and plasma TV! Dance the night away to music headliners! It 's all here for your enjoyment including full on art-photography-music entertainment events. Lucid Entertainment Group is also ecologically conscience doing their part towards recycling, use of solar energy & universal / reverse osmosis water systems.

- ◆ **Building:** 4,000– 9,000 sq. ft. Free Standing or End Cap corner anchored locations with outdoor patios and high ceilings, **Type 47 or 48 2 am** liquor license, live entertainment & dance permits required. Prefer converting existing restaurant sites. Will consider build to suits and Real Estate Purchases.

- ◆ **Deal Structure:** Assignment or sub-lease of favorable lease or new 10 yr. + options lease with landlord T. I. allowance. Buy-out purchase considered.

- ◆ **Trade Area Criteria:** *Lucid Entertainment Group* seeks high traffic, Hi Energy multi use e entertainment districts with broad based demographics that include solid two-meal businesses with a reason to return for entertainment.
BEACH AREAS HIGHLY PREFERRED!

- ◆ **Area Seeking Sites:** **SO. & NO. CALIFORNIA, LAS VEGAS AND ARIZONA**



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