



## Seeking Prime Southern California Sites

[www.mariasitaliankitchen.com](http://www.mariasitaliankitchen.com)

### Operator Summary:

From the very first Maria's Italian Kitchen back in 1975, Maria's has been creating authentic Italian food from family recipes right out of the old country. In 1985, Maria's daughter, Madelyn Alfano, followed in her footsteps and opened the first table-service Maria's Italian Kitchen in Sherman Oaks. Madelyn ultimately expanded the successful concept to nine more locations, and still personally supervises the kitchens and oversees all the restaurants. Each one carries on the Alfano tradition of warmhearted service, painstaking attention to detail, and a commitment to using only the highest quality ingredients. To this day, **the 11 Maria's Italian Kitchen is proud to be a family-run operation.**

- **Building:** 3,500' TO 4,500' with superb store frontage and visibility preferably with a patio/dining area. **MARIA'S has a new 1500-1800' QSR Express concept for the South Bay, Orange and Ventura County.** We will consider **conversions** of existing restaurant space.
- **Deal Structure:** Lease terms are for 10 or 15 years with options to renew. Landlord T.I. contributions are required with an improved shell or pre-existing improvements. Economics must be indicative of a 2-meal pro-forma.
- **Trade Area Criteria:** Strong upscale daytime work/office population and nighttime draw for **ENTERTAINMENT** located in affluent suburban mixed use trade areas. 75,000 min within 1 mile and 150,000 within 3 mile – \$65,000-\$75,000 median family income – well-educated and proven discretionary income.
- **Areas Seeking Sites:** **LOS ANGELES, DOWNTOWN, WEST HOLLYWOOD, SOUTH BAY, NORTHRIDGE, VALENCIA, MALIBU.**

SUBMIT ALL SITES TO:



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