



## Seeking Prime Southern California Sites

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

### Operator Summary:

Ali Kobeissi opened his first authentic Lebanese dining restaurant in the late 90's in Long Beach and has his second location in Manhattan Beach Village mall. Seven years later and still actively involved in every detail of Open Sesame, he is looking to grow the concept and the company by 1-2 new locations per year. Excellent Financials – lunch and dinner with a wine and beer service, 7 days a week, and an excellent take out and catering business for all occasions.

- **Building:** 2500' to 3000' plus 500'-1000' outdoor patio and plentiful parking. We will consider conversions of existing restaurant space. Location must have superb visibility, excellent signage, and easy accessibility.
- **Deal Structure:** Primary lease terms are 10 or 15 years with three five year options to renew. We will ONLY do build to suit or modified build to suit deals with Landlord T.I.'s. An exclusive use clause is required.
- **Trade Area Criteria:** Will also buyout existing restaurants Locations in upscale suburban lifestyle multi use entertainment villages or out parcels of major malls with median HH income of \$55,000 and average HH income of \$60-\$70K, affluent densely populated family trade areas of 60,000-100,000 (1-3 mile radius). High volume chain restaurants in the trade area must be grossing a minimum of between \$4-\$5.5 mil per year. Clear unobstructed visibility from a major intersection or freeway. Areas must indicate strong lunch and dinner draw with a hi-impact office business / daytime market.
- **Areas Seeking Sites:** LOS ANGELES & ORANGE COUNTIES

SUBMIT ALL SITES TO:



Ira Spilky & Associates

**Ira Spilky**

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