

Seeking Prime Southern California Sites

www.tiltedkilt.com



Operator Summary:

One of the most authentic American, Irish, English Sports Pub concepts in the US, with over 30 locations in eight states. Corporate offices are located in Tempe, AZ., established in 2003 at the Rio Hotel in Las Vegas, this concept offers a full menu ranging from the traditional Irish cuisine to fantastic steaks, sandwiches, salads, and more. Each of their pub and eateries is hand crafted. Build-out is one of the most complete and impressive in this industry. With a consistent theme carried throughout the concept, The Tilted Kilt appeals to a wide demographic and does well in high traffic locations with substantial night part entertainment and a strong local demographic base.

- **Building:** Prime end-cap or free standing buildings of approximately 6,000 to 7,000 square feet with out-door patios. Concept requires the ability for a custom façade consistent with the Irish theme and full alcohol till 2 am. Will take existing restaurants for conversion or new construction
- **Deal Structure:** 10 year initial term with two 5 year options.
- **Trade Area Criteria:** High traffic upscale areas with good street visibility, good daytime traffic and excellent nightlife. Looking for "Main Street USA" locations and prime nightlife and entertainment destinations.
- **Areas Seeking Sites:** W. LOS ANGELES, GLENDALE, S.F.V. & THOUSAND OAKS.



Ira Spilky & Associates

SUBMIT ALL SITES TO:

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