



**Existing Fast Casual Restaurant**  
**Newly Built Out – Fully Equipped**

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| <b><u>ADDRESS:</u></b>      | Brighton Ave Allston (Boston) MA 02134   |
| <b><u>LOCATION:</u></b>     | <i>Fully built out restaurant in the “Golden Triangle” of Allston between Harvard St and Cambridge Street. Proximate to Brighton Music Hall, CVS, Walgreens, Boston Landing, Stop &amp; Shop, Boston University, Star Market</i> |
| <b><u>SPACE:</u></b>        | <i>650 sq. ft plus full basement. Complete brand-new build out: New Storefront, 15' Full Kitchen Hood with Ansul System, ADA Bathroom, Basement w Walkin and prep.</i>   |
| <b><u>CONCEPT</u></b>       | <i>Previously concept did historical sales of \$1M – 1.1M CV license – Fri-Sat 10AM-2AM, Mon-Thru 10AM-11PM</i>  |
| <b><u>PARKING:</u></b>      | <i>On street parking. Rear alley access for deliveries and trash removal.</i>  |
| <b><u>TRADE AREA:</u></b>   | <i>A one-mile radius boasts a population of 27,747, daytime employees numbering 62,984, and a median household income of \$74,579.</i>   |
| <b><u>LEASE:</u></b>        | <i>\$2650/month Gross Rent. 2<sup>nd</sup> Year of 5 year lease with One 5-year option</i>   |
| <b><u>PRICE:</u></b>        | <i>Asking \$335,000 for all leasehold improvements, furniture fixtures &amp; equipment, and rights to lease. All branding and tradename is excluded</i>  |
| <b><u>FURTHER INFO:</u></b> | <i>Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.</i>  |
| <b><u>CONTACT:</u></b>      | <b>Martin Benoit, 617.877.5257    Martin@VantagePointRetail.com</b>  |