

**6020 S. SEA BLUFF DRIVE**  
**Playa Vista, CA 90094**

**RITROVO**  
**PIZZERIA-TRATTORIA**

**ASSIGNMENT OF LEASE/ASSET SALE: RITROVO TRATTORIA**



**JOHN MOUDAKIS**  
310.395.2663 X116

**JOHNM@PARCOMMERCIAL.COM**  
LIC# 01833441

**JEFF JAROW**  
310.395.2663 X105

**JEFF@PARCOMMERCIAL.COM**  
LIC# 00870996

**RUDY QUINTANAR**  
310.395.2663 X128

**RUDY@PARCOMMERCIAL.COM**  
LIC# 00912513

## PROPERTY CHARACTERISTICS

**SIZE:** Approximately 1,393 square feet and patio

**RATE:** \$8,898 per month, NNN (estimated to be \$2.01 per square foot per month, or \$2,800 per month)

**LEASE TERMS:** 3 years left on lease term. Rent increases to \$9,254 in mid-2024, with 4% annual increases thereafter. Two 5 year options to extend are available.

**ASKING PRICE:** \$599,000 which includes the name, goodwill, lease entitlements, FF+E and intellectual property.

**AVAILABLE:** Immediately

**PARKING:** Off-site structure and street parking

- **Beautiful italian restaurant in Playa Vista overlooking the park and neighborhood**
- **Pride of ownership restaurant business**
- **Open lunch and dinner, 7 days a week**
- **Profitable business, owner keeps good books and records**



**JOHN MOUDAKIS**  
310.395.2663 X116  
JOHNM@PARCOMMERCIAL.COM  
LIC# 01833441

**JEFF JAROW**  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

## PHOTOS - INTERIOR



**JOHN MOUDAKIS**  
310.395.2663 X116  
JOHNM@PARCOMMERCIAL.COM  
LIC# 01833441

**JEFF JAROW**  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

## PHOTOS - KITCHEN



**JOHN MOUDAKIS**  
310.395.2663 X116  
JOHNM@PARCOMMERCIAL.COM  
LIC# 01833441

**JEFF JAROW**  
310.395.2663 X105  
JEFF@PARCOMMERCIAL.COM  
LIC# 00870996

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

	1 Mile	3 Miles	5 Miles
2023 Population	27,500	196,125	495,928
2028 Projected Population	28,163	194,754	488,434
2023-2028 Population Growth	2.41%	-0.70%	-1.51%
2023 Average Age	38	42	41
2023 Bachelor's Degree or higher	57%	49%	37%
2023 Households Estimate	11,689	88,142	210,364
2023 Average Household Size	2.00	2.10	2.30
2023 Average Household Income	\$168,130	\$141,479	\$124,430
2023 Housing Units	12,623	99,605	237,057
2023 Median Home Value	\$1,072,506	\$1,053,829	\$1,022,401

# DEMOGRAPHICS



**JOHN MOUDAKIS**  
**310.395.2663 X116**  
**JOHNM@PARCOMMERCIAL.COM**  
**LIC# 01833441**

**JEFF JAROW**  
**310.395.2663 X105**  
**JEFF@PARCOMMERCIAL.COM**  
**LIC# 00870996**

**RUDY QUINTANAR**  
**310.395.2663 X128**  
**RUDY@PARCOMMERCIAL.COM**  
**LIC# 00912513**

# PLAYA VISTA NEIGHBORHOOD



The Campus at Playa Vista



The Resort at Playa Vista



The Centerpointe Club



Runway Playa Vista



Bluff Creek Fields



Playa Vista Daily with Beach Shuttles



Farmers' Market

**Playa Vista Living** - Playa Vista is a destination in its own right. This is where a tech hub, open space, recreation, entertainment, shopping, dining and new home collections all come together to reinvent the way you live. Everything is just a walk away. Playa Vista has become a choice address for businesses, technology, media and entertainment and, along with Santa Monica and Venice, has become known as Silicon Beach. With parks and open spaces in every direction, Playa Vista lets you find the perfect place to unwind, come together and take it all in. You'll discover acres of inviting parks that make room for adventure and expand far beyond any yard.



**JOHN MOUDAKIS**  
310.395.2663 X116

**JOHNM@PARCOMMERCIAL.COM**  
LIC# 01833441

**JEFF JAROW**  
310.395.2663 X105

**JEFF@PARCOMMERCIAL.COM**  
LIC# 00870996

**RUDY QUINTANAR**  
310.395.2663 X128

**RUDY@PARCOMMERCIAL.COM**  
LIC# 00912513