

FINE ITALIAN DINING · TRIBECA · NEW YORK

ESTABLISHED FINE ITALIAN DINING

Tribeca, Manhattan · 3,100 SF · 86 seats · Full liquor license

ASKING

Upon Request SBA 7(a) eligible · All-cash or financed

EXCLUSIVE ADVISOR

Bledar Asllani

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THE OPPORTUNITY

A turnkey fine Italian restaurant in the heart of Tribeca — one of Manhattan's most affluent dining corridors. Seven years of remaining lease at ~25-30% below current market rent, a trained team in place, growing top-line revenue, and a full liquor license. Built for the operator who values both the numbers and the neighborhood.

PROPERTY INFORMATION

LOCATION	Tribeca · Manhattan, NYC
CONCEPT	Italian fine dining · dinner-focused
ESTABLISHED	Operating since 2022 · 10-year lease
PREMISES	3,100 SF total <ul style="list-style-type: none"> • Ground floor: 1,450 SF • Lower level: 1,650 SF (prep, walk-in, office)
SEATING	86 total <ul style="list-style-type: none"> • Dining room: 52 • Sidewalk café: 22 (seasonal) • Bar: 12
LIQUOR LICENSE	Full liquor license in place
LEASE EXPIRES	April 30, 2033 (+ 5-yr renewal at 90% FMV)
CURRENT RENT	~\$222K/yr all-in · ~\$72/SF blended
MARKET POSITION	~25-30% below Tribeca restaurant comps

ASKING PRICE	Upon Request
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FINANCING	SBA 7(a) eligible
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HIGHLIGHTS

- **Established profitable Italian fine dining restaurant** with seven remaining years of contractual lease at 25-30% below current Tribeca market rents — a transferable cost advantage that materially supports the asking price.
- **\$2.12M of revenue in 2025** with \$375K of Seller's Discretionary Earnings (17.7% margin), growing to \$462K 2026E SDE at 19.7% margin on improving operating leverage.
- **Growing top line:** tracking +8.5% YoY through Q1 2026 P&L, with POS data showing +15% YTD through May.
- **Turnkey asset:** fully built-out 3,100 SF, full liquor license, trained kitchen and FOH team, established brand, customer database, and reservation history.
- **Multiple unrealized growth levers** for a new owner: reopen Sunday service (paused in 2026; ~\$95K contribution in 2025), expand lunch and brunch programming, build private events / buyouts (only \$7K in 2025), wine club and retail tied to existing program.
- **Compelling valuation.** Priced at the conservative end of the NYC restaurant trading range (2.0-3.0x of blended SDE). Buyer payback approximately 25-26 months. Full pricing detail available under NDA.
- **SBA 7(a) loan eligible** · owner seeking timely transition · reasonable transition support included.

\$2.12M	\$375K	\$2.34M	\$462K
FY 2025 REVENUE	FY 2025 SDE	2026E REVENUE	2026E SDE

INTERIORS

Representative imagery shown · not the actual restaurant. Actual site visits available to qualified buyers under NDA.



DINING ROOM

Elevated finishes · seats 52 · full table service



BAR PROGRAM

12 bar seats · full liquor license · wine-led list

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Inquiries by NDA · CIM and site visits after NDA

NEIGHBORHOOD

Located in Tribeca — among Manhattan's most prestigious dining and residential corridors. The property sits within blocks of the following anchors and cultural landmarks.

TRIBECA AT A GLANCE

One of Manhattan's wealthiest submarkets. Median household income exceeds \$300K. Home to Tribeca Film Festival, Michelin-starred dining, luxury boutiques, and the entertainment elite.

NOTABLE NEIGHBORS · DINING & HOSPITALITY

Mr Chow	Iconic Chinese · global luxury dining institution	Bubby's	American comfort · neighborhood institution since 1990
Walker's	Classic Tribeca tavern · since 1890	The Odeon	Brasserie · Tribeca classic since 1980
Locanda Verde	Italian · Robert De Niro / Andrew Carmellini	Frenchette	French · Riad Nasr & Lee Hanson
Marc Forgione	American · James Beard award winner	Tamarind	Indian · Michelin-recognized
Brandy Library	Spirits library · world-class collection	Wolfgang's	Steakhouse · Manhattan institution

CULTURAL & CIVIC LANDMARKS

Hook & Ladder 8	Iconic FDNY firehouse · Ghostbusters HQ	Tribeca Film Festival	International festival · Robert De Niro
One World Observatory	102nd-floor observation · NYC views	9/11 Memorial & Museum	Twin reflecting pools at WTC
The Oculus	Calatrava transit hub · 12 subway lines	Staple Street Skybridge	Iconic 1907 cast-iron bridge
56 Leonard 'Jenga'	Herzog & de Meuron · Anish Kapoor base	Harrison Street Row	Federalist red-brick homes 1790s–1820s
The Roxy · Django	Subterranean jazz club · 1920s Paris	Hudson River Park	Waterfront park · Grand Banks oyster bar

EXACT LOCATION DISCLOSED UNDER NDA

Specific street address, business name, and operator identity provided to qualified buyers after Non-Disclosure Agreement.

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TRANSACTION SUMMARY

ASKING PRICE

SBA 7(a) eligible · All-cash or financed
Owner financing considered

Upon Request

BLENDDED SDE

\$418,822

2025 actual + 2026E avg

VALUATION

Conservative

At low end of NYC 2.0-3.0x range

PAYBACK PERIOD

~26 months

At blended cash flow run rate

HOW TO ENGAGE

- | | | | | |
|--|---|--|---|--|
| 01
Submit inquiry
Background +
proof of funds | 02
Execute NDA
Standard mutual
agreement | 03
Receive package
Full CIM and
supporting docs | 04
Site visit
Private walk-through
outside service hours | 05
LOI to closing
Non-binding LOI ·
60-120 day close target |
|--|---|--|---|--|

EXCLUSIVELY LISTED BY



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