



# 1191 FIRST AVENUE

# 1191

## FIRST AVENUE UPPER EAST SIDE, NYC

Between East 64<sup>th</sup> & 65<sup>th</sup> Streets

RESTAURANT FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 4,764 SF

Basement: 210 SF

Total: 4,974 SF

### ASKING RENT

\$47,500/Month

### POSSESSION

January 1, 2027

### TERM

Negotiable

### FRONTAGE

60 FT

### COMMENTS

- Longtime home to a well-established Mexican restaurant that operated for over 25+ years
- Fully built-out with gas, 3 hoods, full bar, and liquor license
- 175-person occupancy with expansive outdoor seating
- Positioned along a thriving corridor
- One of NYC's most affluent and densely populated neighborhoods

### NEIGHBORS

Da Adriano • Felice 64 • Ikura Sushi • Lunetta  
• Gristedes • Lenox Thai • Sushi Seki •  
Ravagh Persian Grill • Java Girl • Ume

### TRANSPORTATION

N R W 4 5 6



PROPERTY INFORMATION

### NOAM AZIZ

Managing Director

212.468.5984

naziz@meridiancapital.com

### MAX FREUDENBERGER

Senior Associate

212.468.5951

mfreudenberg@meridiancapital.com

### CARSON SHAHRABANI

Senior Associate

212.468.5927

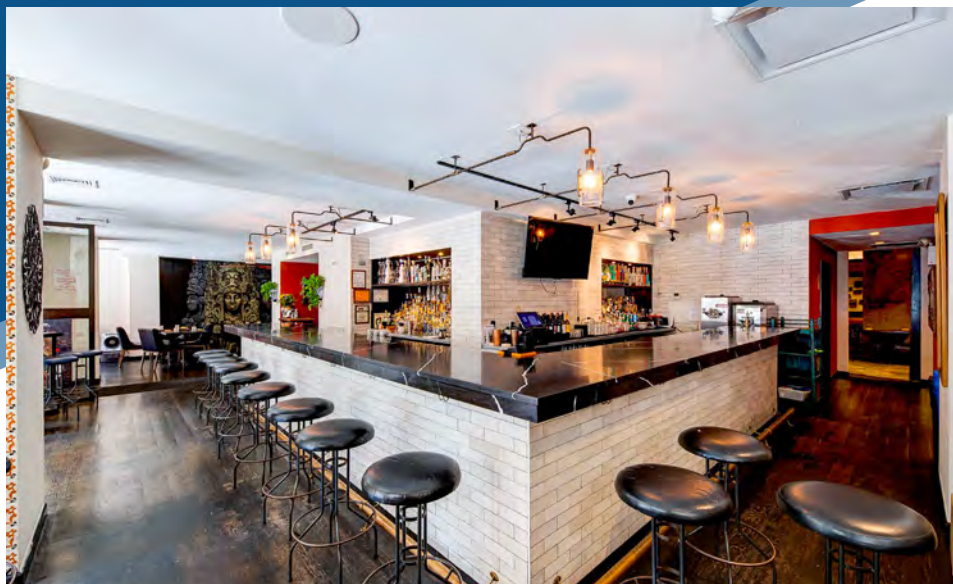
cshahrabani@meridiancapital.com



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RESTAURANT FOR LEASE



INTERIOR

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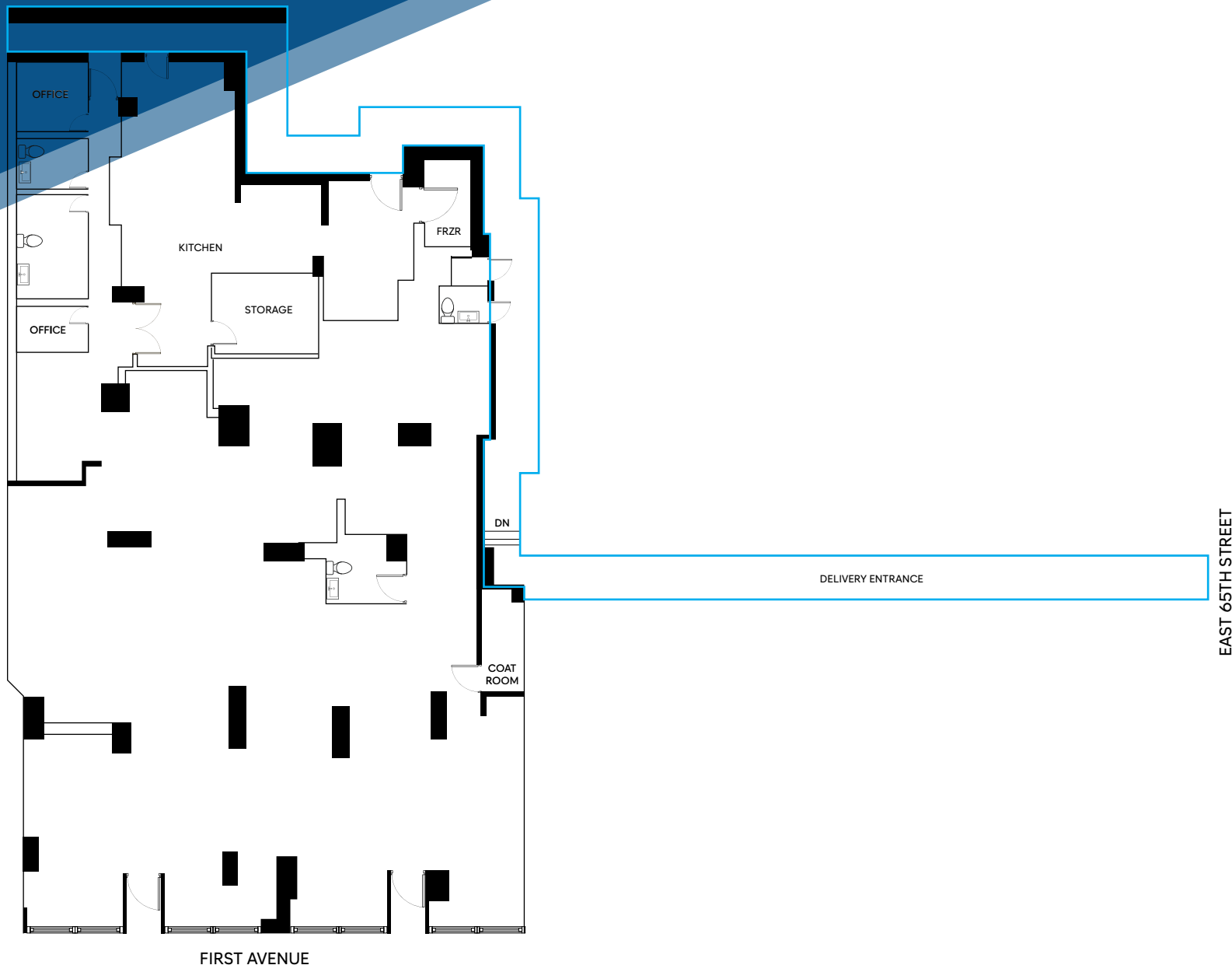
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RESTAURANT FOR LEASE

FLOOR PLAN



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### CARSON SHAHRABANI

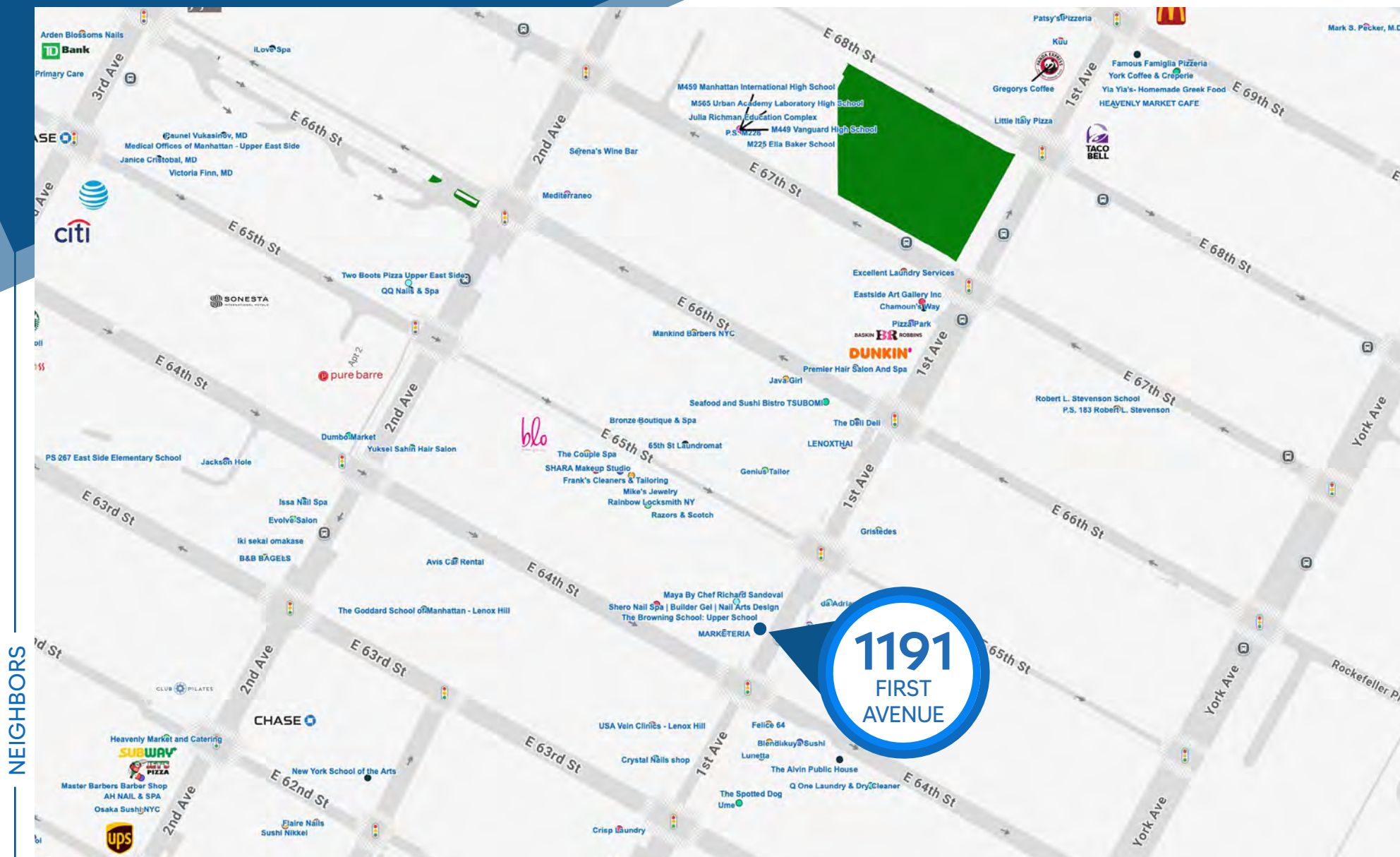
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## RESTAURANT FOR LEASE



## NEIGHBORS

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