

The property: OneTable Restaurant Brands (OTRB) operates the fast-casual dining concepts Tender Greens and Tocaya Organica.

The situation: After the merger of the two brands and a Chapter 11 bankruptcy filing in July 2024, OTRB turned to Keen as its real estate advisor to help reset its portfolio. Keen worked closely with landlords to negotiate early exits from underperforming locations and secure rent reductions at approximately 40 remaining restaurants.

The transaction: The result was a more efficient, cost-effective real estate footprint—saving OTRB millions and positioning the company for long-term growth and stability.