

108 West 2nd Street Suite 105 | Los Angeles, CA 90012

Appx 3700 SF Interior including 500 SF Mezzanine + 340 SF Outdoor Patio

**TURN KEY RESTAURANT /
COMMERCIAL CONDO
AVAILABLE FOR SALE
IN DTLA**



CITYSTREET
COMMERCIAL

PROPERTY HIGHLIGHTS



Executive Summary for Investor:

Assumptions - \$10,000/Mo-\$12,000/Mo + NNN

Pro-Forma Cap Rate: 8%-9.63%

NNN estimated to be \$1 PSF

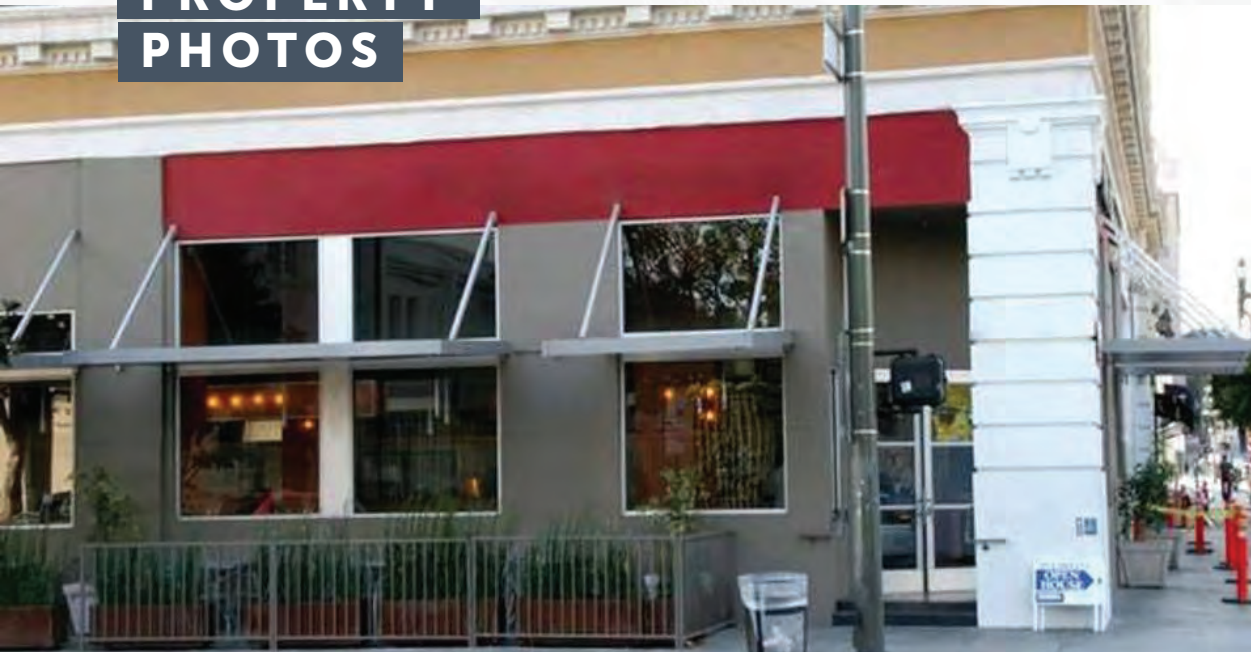
- + Turn Key Restaurant / Commercial Condo perfect for investment or owner-user opportunity available for Sale.
- + Full service restaurant with significant upgrades and improvements over the last few years
- + Bright, Vibrant space with great natural light
- + CUP allows for sale and consumption of full line of alcoholic beverages
- + Hard Corner Property
- + 2 Blocks from Pershing Square Metro Station
- + Hours of operation for the Interior of the restaurant are limited to 7:00 am to 12:00 am Sunday through Thursday, and 7:00 am to 1:00 am on Friday and Saturday
- + **Asking Price - \$1,495,000 (Commercial Condo/ Fee Simple)**



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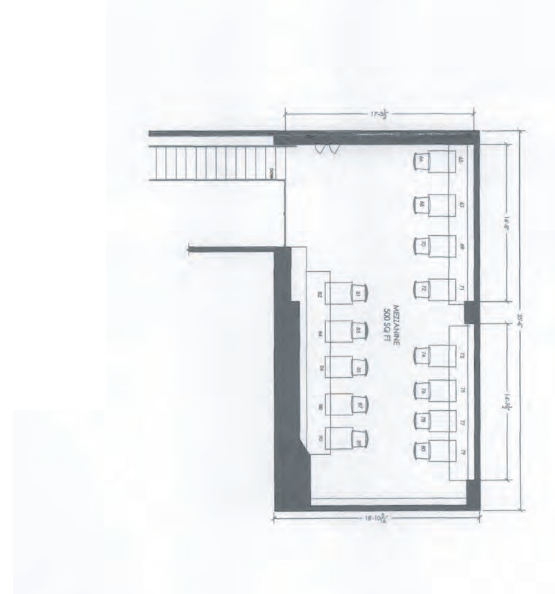
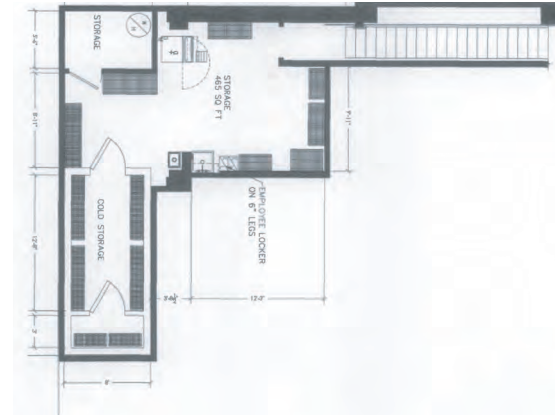
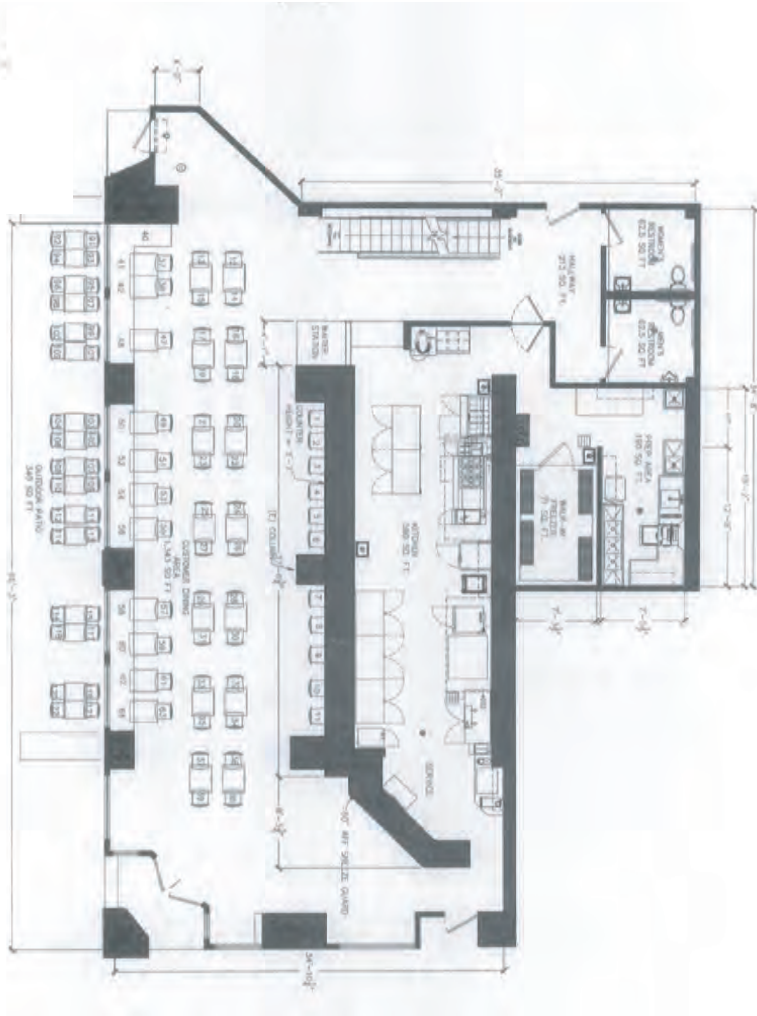
PROPERTY PHOTOS



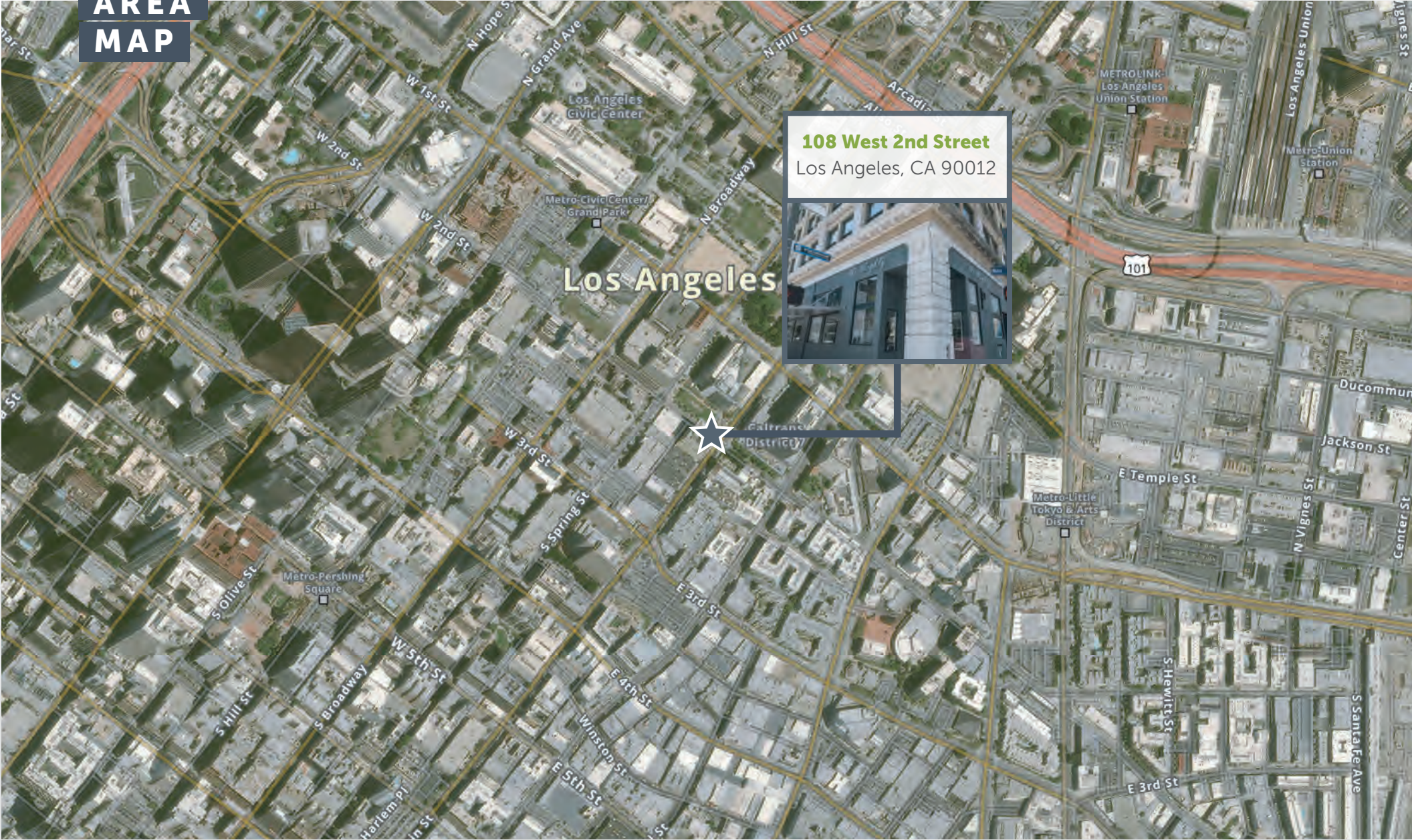
FLOOR PLAN



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AREA MAP



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