

14568 Ventura Blvd.

SHERMAN OAKS, CA 91403

BUSINESS ASSET SALE



OFFERING MEMORANDUM



# Area Highlights

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**CityStreet Commercial** is pleased to introduce **14568 Ventura Blvd** to the LA market. This 2nd gen restaurant is located on the highly coveted Ventura Boulevard in Sherman Oaks, highlighting the area's vibrant nightlife and dining culture bringing considerable foot traffic. Overall, this unique restaurant provides an unparalleled investment opportunity in one of the most high-end real estate markets in California.

## Deal Points

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- + **Key Money: Negotiable**
- + 2021 Gross income \$1.2MM | Net income appx \$360K
- + 2022 Gross income \$1.1MM | Net income appx \$210K
- + Appx 1,800 SF including appx 400 SF patio
- + Current rent: appx \$7,327/mo + \$1,227 NNN
- + Lease Expires March 2026 + (1) one (3) three-year option
- + Type-41 Liquor License
- + Hours of Operation: 11 am - 12:00 am daily
- + Permitted Seating: 50



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# Property Photos



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