

8450 W 3rd St.
LOS ANGELES, CA 90048
RESTAURANT FOR LEASE

OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Area Highlights



CityStreet Commercial is pleased to present 8450 W. 3rd St. to the Los Angeles market. This prime 2nd gen restaurant sits along the popular stretch of boutique retailers and restaurants in the Beverly Grove neighborhood along West 3rd St. The area is a popular destination for locals and tourists alike with high foot traffic and an amazing demographic and mix of single-family homes. Neighboring tenants include The Little Door, Bacari, Joans on 3rd, Pali House, Phoenix and many more.

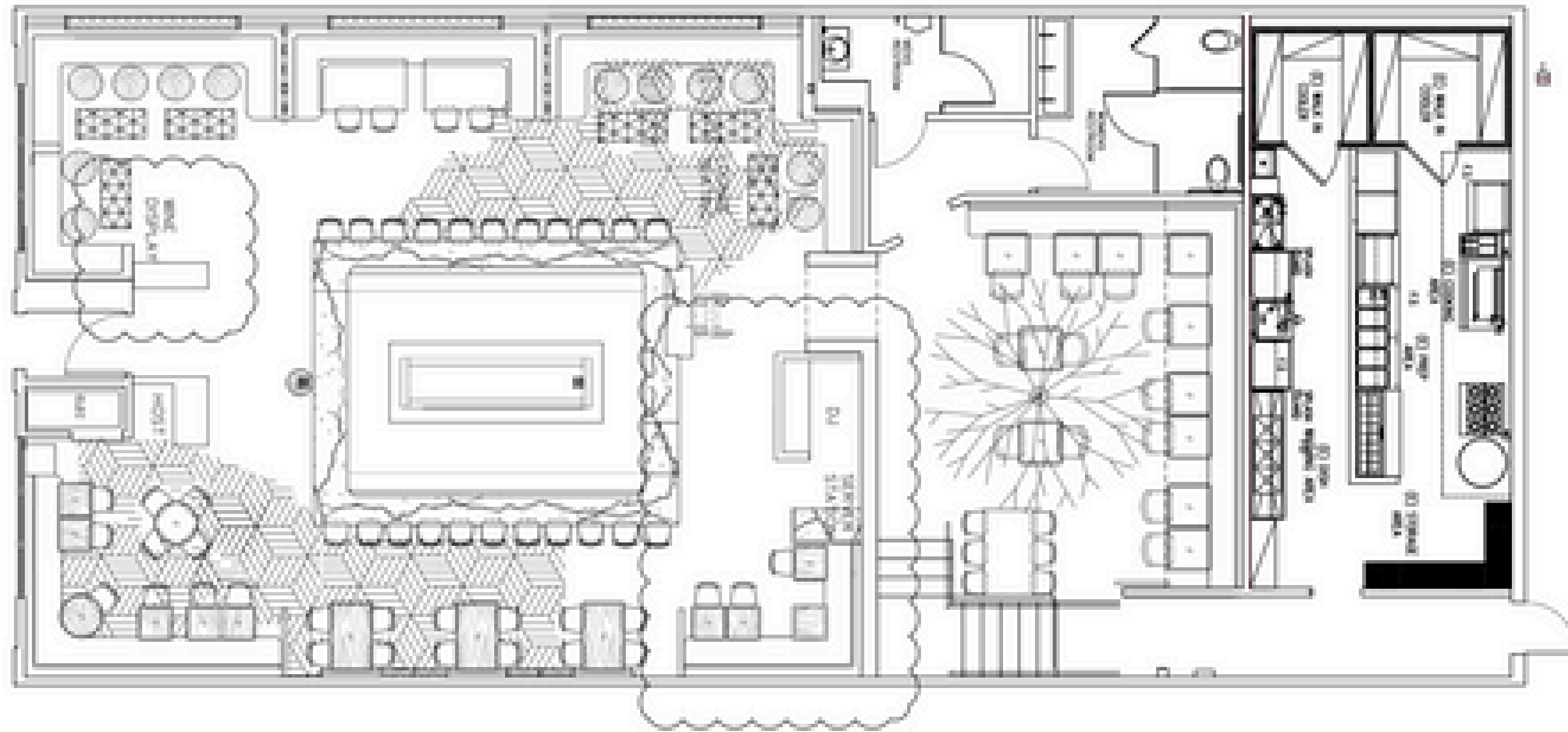
Deal Points

- Asking Rent: \$26,000/ month plus NNN (NNN are estimated \$1,500/ month)
- Size: Appx 4,250 SF (total)
 - Ground Floor: 3,280 SF
 - Mezzanine: 970 SF
- Lease: New direct lease with landlord
- No Key money
- Former tenant invested in excess of \$5 million for buildout
- Parking: 1 ADA space with loading, 1 standard space, metered street parking available
- Type-47 grandfathered liquor license with no operating restrictions
- Permitted Hours of Operation: 2AM, 7 days per week

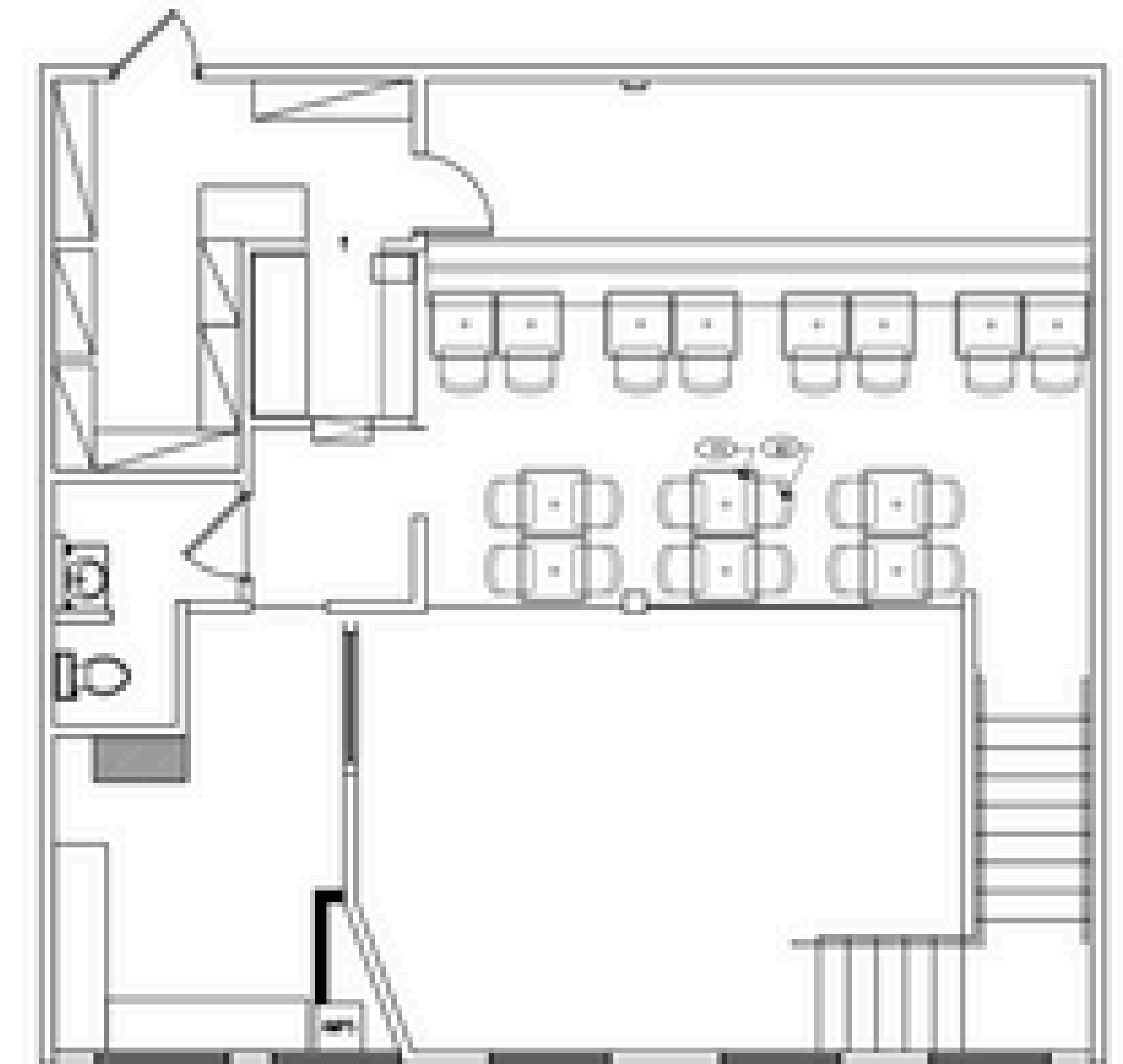


Floor Plan

GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



Property Photos



Neighboring **Tenants**

THE LITTLE DOOR



JOAN'S
ON THIRD



LUCKY **X** STRIKE



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