

FOR SALE / LEASE

9540 W WASHINGTON BLVD, CULVER CITY, CA 90232

2ND GENERATION RESTAURANT





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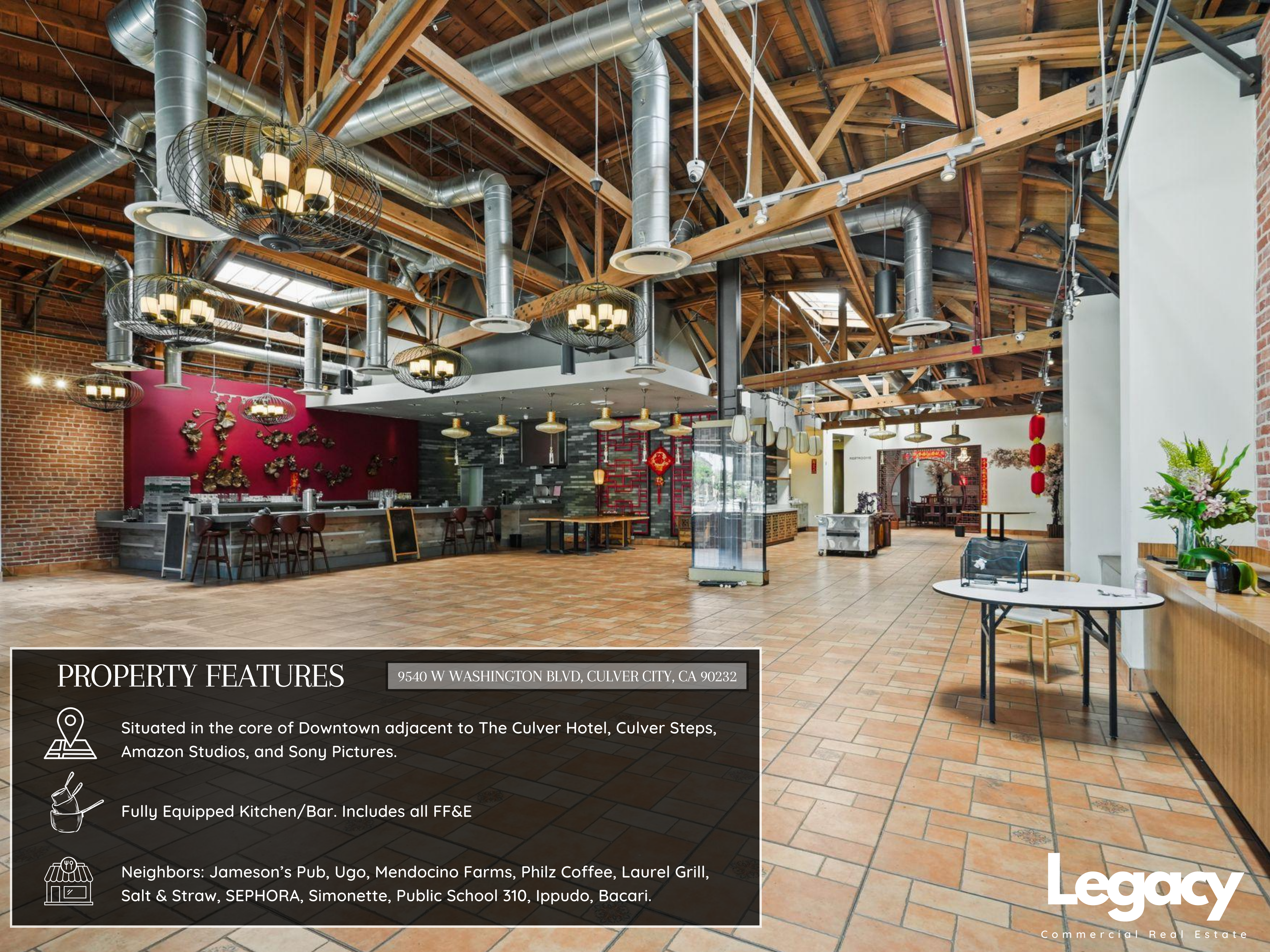
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PROPERTY FEATURES

9540 W WASHINGTON BLVD, CULVER CITY, CA 90232



Situated in the core of Downtown adjacent to The Culver Hotel, Culver Steps, Amazon Studios, and Sony Pictures.



Fully Equipped Kitchen/Bar. Includes all FF&E



Neighbors: Jameson's Pub, Ugo, Mendocino Farms, Philz Coffee, Laurel Grill, Salt & Straw, SEPHORA, Simonette, Public School 310, Ippudo, Bacari.

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INVESTMENT HIGHLIGHTS

Offering Price: \$10,800,000

APN: 4206-027-007

Size: 7,280sf plus patio

Land: 7,405sf (0.17 AC)

Type: Restaurant

Year Built: 1978

Currently: Vacant

Zoning: CD

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LEASING DETAILS

Size: 7,280sf plus patio

Rent: \$5.25/sf

NNN's: \$1.00/sf

Term: 5-years with option (s)

Type: 2nd generation restaurant

Available: Immediately

CUP: Allows full liquor







DOWNTOWN LA

amazonstudios

9540 W WASHINGTON BLVD, CULVER CITY, CA 90232

EREWHON

LAUREL GRILL

SALT & STRAW

YUNOMI
HANDROLL

THE
CULVER
THEATER

SEPHORA

Mendocino
Farms

The
CULVER
HOTEL

COLDSTONE
CREAMERY

P.

Pop's
Bagels

Philz
Coffee

MENSHO

JAMESON'S
PUB

NONG
lá

ugo

tender
greens

CULVER BLVD VPD 35K

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