# **LEASE** ASSIGNMENT | ASSET SALE

**12210 VENICE BLVD**
**MAR VISTA, CA 90066**




*PLEASE DO NOT DISTURB TENANT OR ENTER THE PROPERTY — CONTACT BROKER FOR SHOWING*

**GREG ECKHARDT**
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PAR COMMERCIAL BROKERAGE

# **PROPERTY** OVERVIEW

**12210 VENICE BLVD**
**MAR VISTA, CA 9006**

| | |
|---|---|
| **SIZE:** | Approximately 5,000 Square Feet |
| **RENTAL RATE:** | $11,000.00 Per Month, NNN<br>(NNN estimated to be $3,868 per month) |
| **LEASE TERM:** | Available through August 20, 2030<br>3% annual base rent increases |
| **ASKING PRICE:** | $175,000 which includes Goodwill, lease entitlements and FF+E, and inventory |
| **AVAILABLE:** | Immediately |



## **UNIT** FEATURES

- Full kitchen
- Renovated in 2023
- Type 41 ABC license
- Pride of ownership market / restaurant with beer and wine license
- Open 7 days per week
- Great opportunity for a commissary kitchen in the heart of Mar Vista


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# **INTERIOR** VIEWS

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# **EQUIPMENT** LIST

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| QUANTITY | ITEM |
|---|---|
| 1ea | 30ft x 10ft walk in |
| 2ea | 10ft x10ft Freezer Walk in |
| 1ea | 10ft x 10ft walk in |
| 5ea | 48in Metro Shelves |
| 4ea | rolling srorage bins for flour |
| 1ea | double door fridge reach in |
| 5ea | 6ft stainless steel work tables |
| 8ea | sandwich prep table low boys |
| 1ea | 6ft stove and oven range |
| 1ea | 4ft griddle |
| 1ea | 36 in salamander broiler |
| 1ea | 36 in charbroiler grill |
| 1ea | 6 ft wok range 2 holes and noodle steamer basket |
| 1ea | 48in chinese bbq display |
| 1ea | 48 in induction warmer cook top |
| 1 ea | warmer cabinet |

| QUANTITY | ITEM |
|---|---|
| 1ea | double stack electric convection oven |
| 1ea | 8ft stainless steel work table |
| 1ea | coffee brewer |
| 1ea | coffee grinder |
| 1ea | frozen drink dispenser |
| 2ea | sink work table |
| 3ea | hand sinks |
| 3ea | Toast POS |
| 5ea | Kitchen display screens |
| 1ea | sushi table top fridge |
| 20ea | dining tables |
| 50ea | dining chairs |
| 1 ea | microwave |
| 1ea | true retail merchandiser 8ft |
| 2ea | cold case merchandisers |
| 10ea | retail shelving for merchandise |


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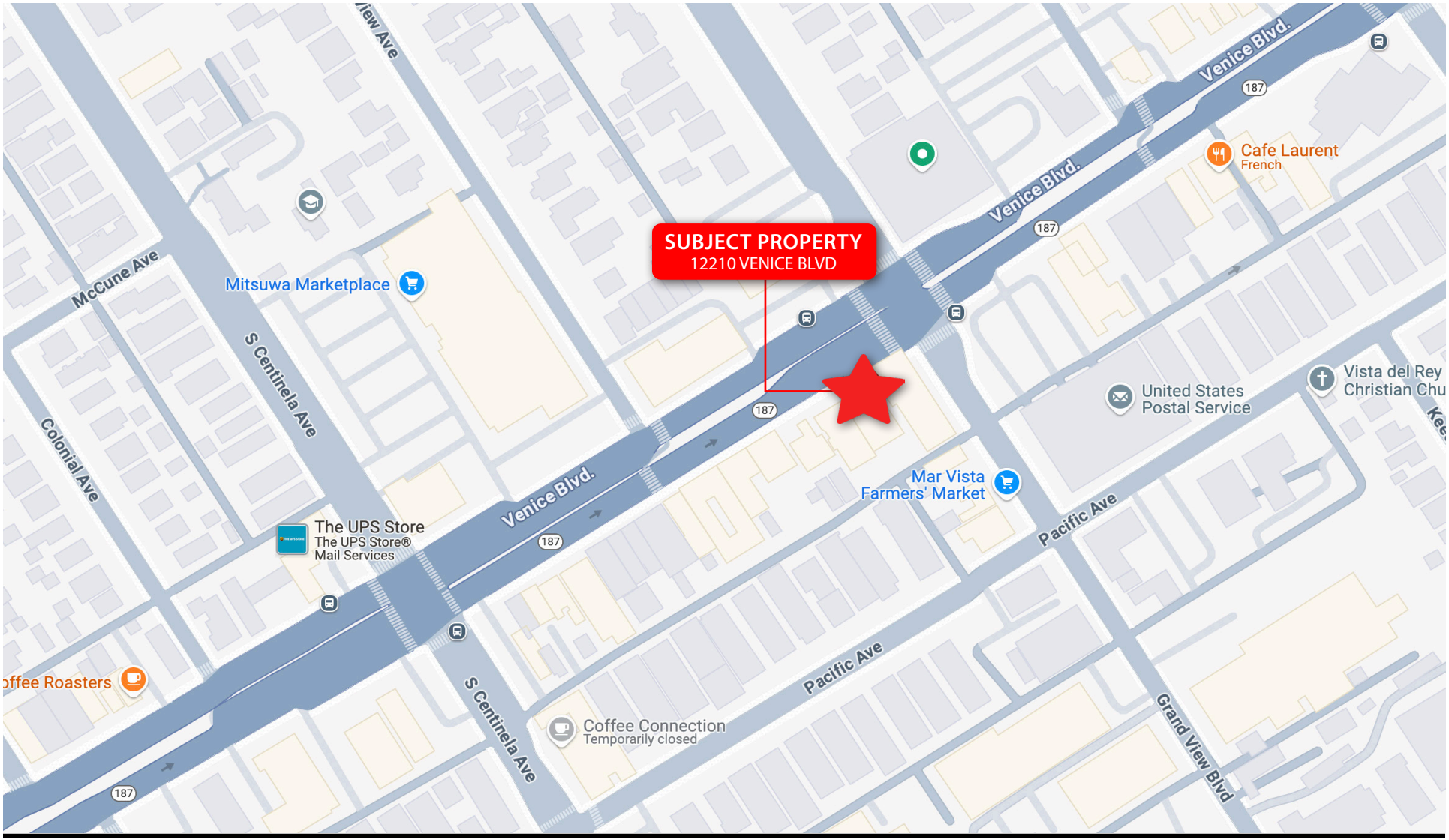
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# **AREA** OVERVIEW

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