

RESTAURANT SPACE AVAILABLE IN THE HEART OF HOLLYWOOD

4903-4907 Santa Monica Blvd., Los Angeles, CA 90029



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5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Lebanese, Armenian and Middle Eastern Cuisine Restaurant Since 1986
- Asking Key Money - \$550,000.00
- Current owners have poured up wards of \$700K in build out and TI
- Ample seating and outdoor patio seating as well
- Sold with all FF&E
- Establishment also holds a beer and wine license
- Ample parking

AREA AMENITIES

- Close proximity to businesses, office, healthcare facilities, hospitals, apartment, shopping & freeways
- Busy Intersection
- 7/11 Anchored Center



DEMOS	1 MILE	3 MILE	5 MILE
Population	87,372	528,249	1,104,786
Avg. HH Income	\$66,292	\$80,201	\$86,523
Daytime Pop	85,501	533,514	1,049,752
Traffic Count	± 27,103 cars per day		



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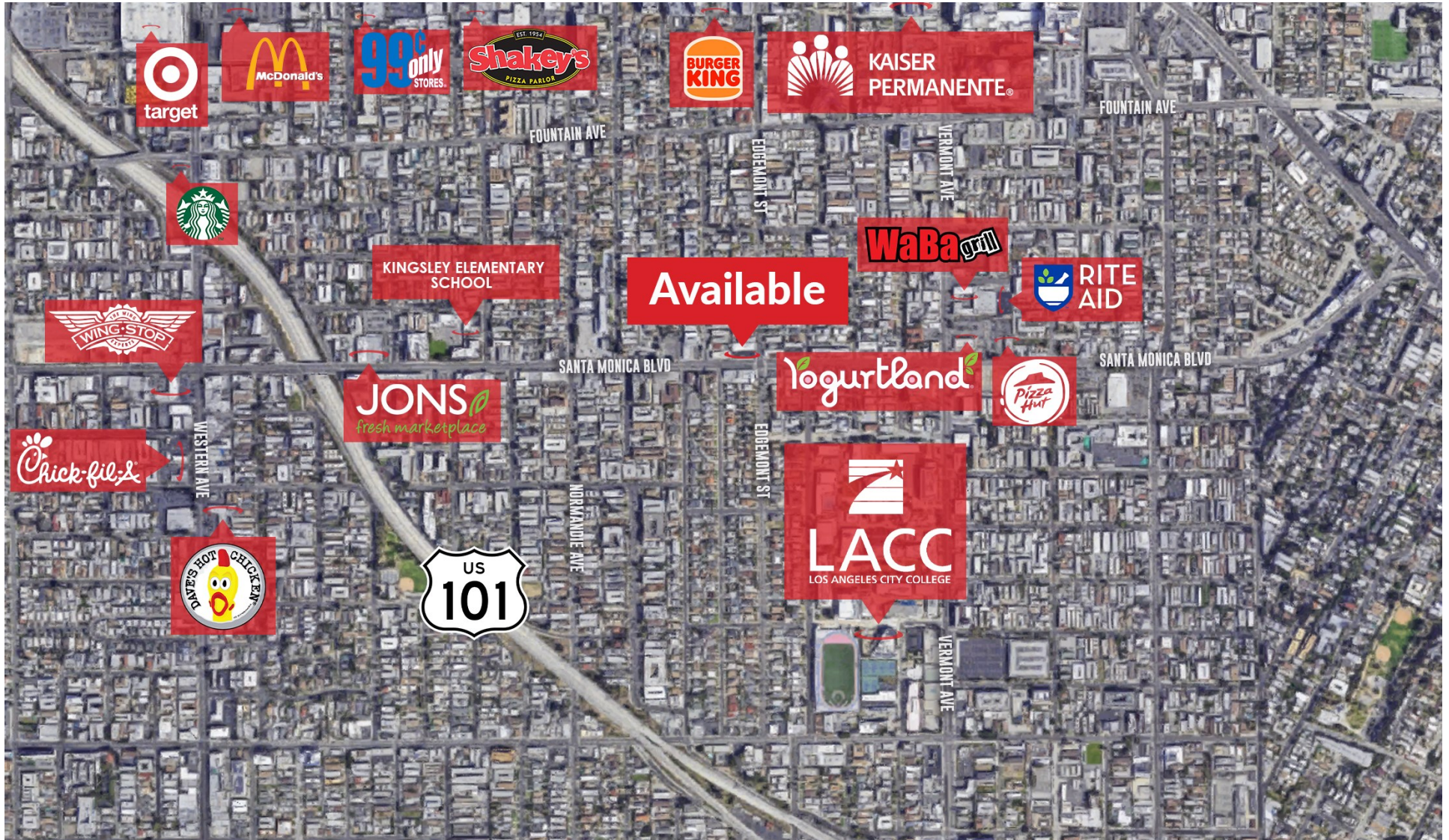
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