



4,500 SQ. FT. FORMER COMMERCIAL KITCHEN FOR LEASE

7326 S. BROADWAY, LOS ANGELES, CA 90003

Commercial Asset Group
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cag | COMMERCIAL
ASSET GROUP



4,500 SQ. FT. FREE STANDING CONCRETE BLOCK BUILDING

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Highlights:

- Located 2 Blocks From the 110 Freeway
- 10 Minutes from DTLA
- Previously Used as Commercial Kitchen
- Zone: C2

Improvements Include:

- Commercial Hood and Floor Drains
- 200+ Sq. Ft. Walk-In Cooler
- 500 Sq. Ft. of Offices
- 2 Restrooms
- Full HVAC
- 200 Amp 240 Volt 3 Phase Power
- 1,900 Sq. Ft. Fenced Yard

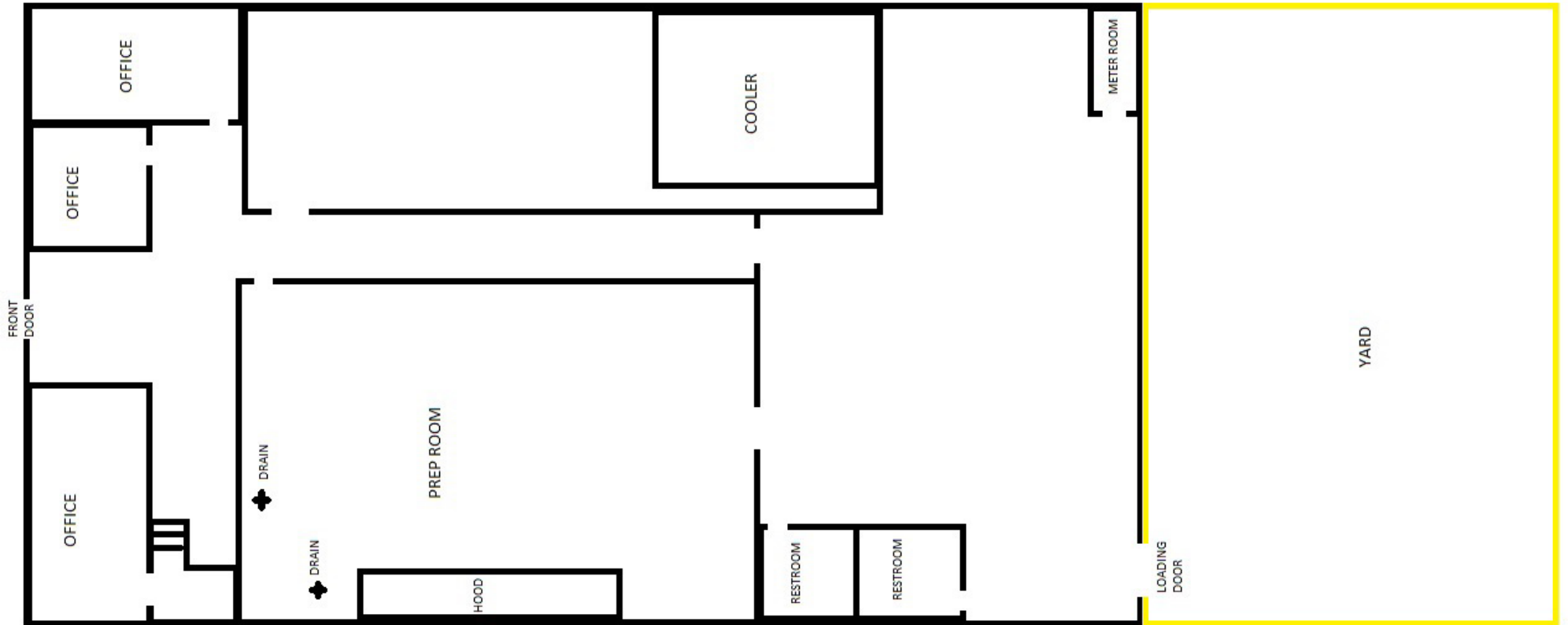
Lease Terms:

\$1.00 PSF Industrial Gross/(\$4,500.00) Per Month
3-5 Years w/Annual Cost of Living Adjustments
Sec. Deposit Subject to Financials

- Prior Food Uses Included Coffee Roasting and Head Start Lunch Prep
- Possible Uses Include Commercial/Test/Prep Kitchen, Commissary, Catering...
- Prospective Tenants to Verify All Uses w/City of Los Angeles
- Prospective Tenants to Verify All Food Uses w/LA County Health Dept.
- Landlord/Broker DO NOT WARRANT Suitability of Any Uses

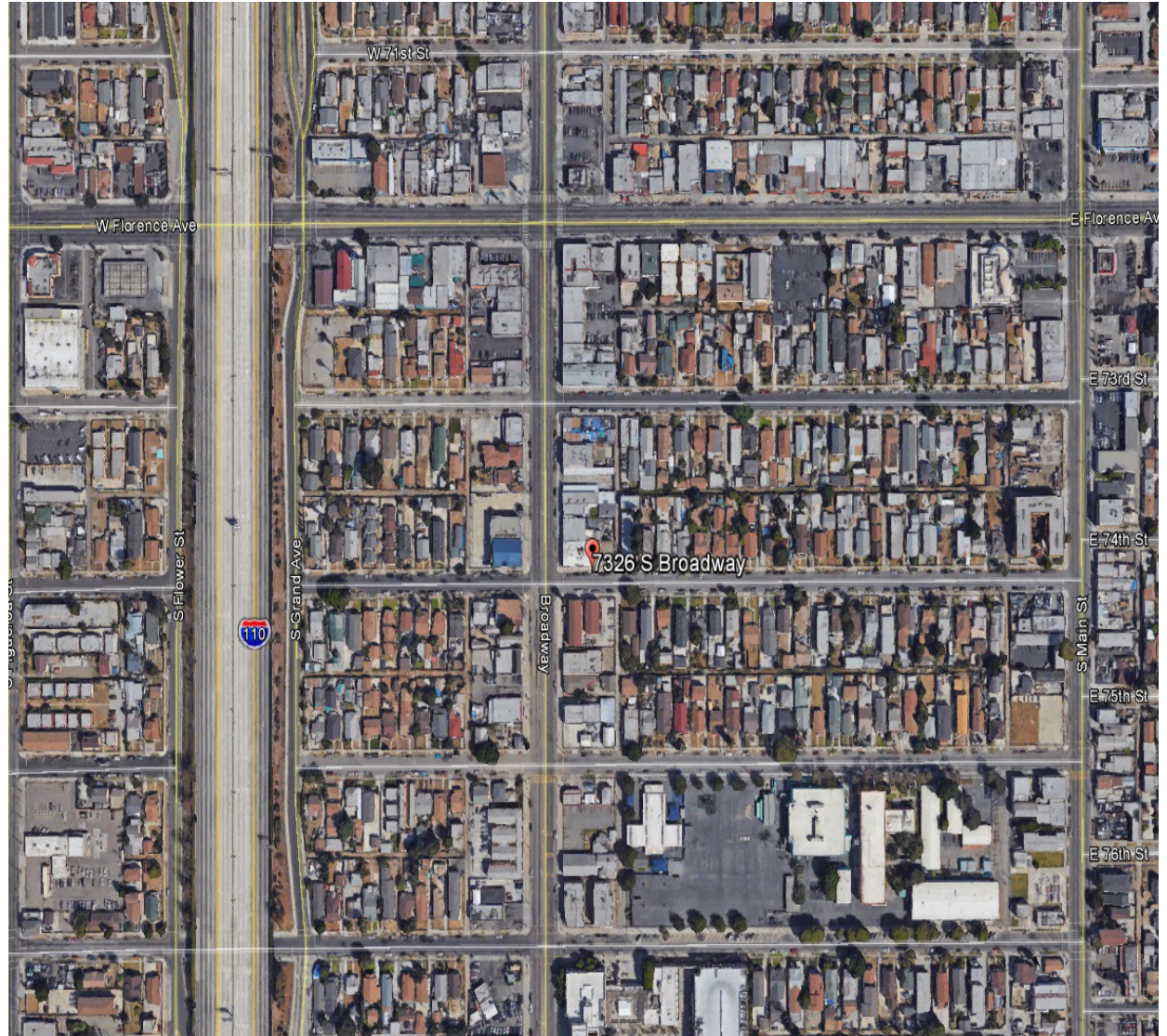
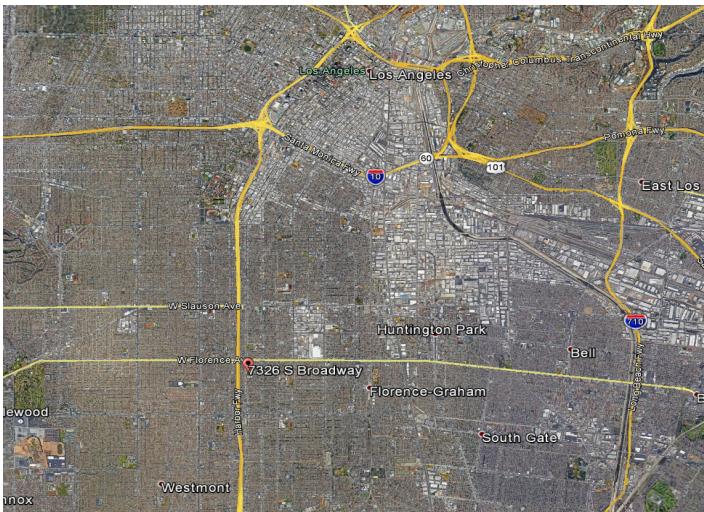
SITE PLAN

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AERIALS

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For more information, please call.



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