



NO KEY MONEY

310-276-1178

Cafe

310-385-9592

Cafe

Meshuga  
4  
SUSHI<sup>2</sup>  
(310) 271-5050  
KOSHER TAKE-OUT SUSHI

AAA-FLA

## RARE PICO BLVD RESTAURANT SPACE FOR LEASE

8946 W. PICO BOULEVARD, LOS ANGELES, CA 90035

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ASSET GROUP





## TURN KEY RESTAURANT FOR LEASE

8946 W. PICO BOULEVARD, LOS ANGELES, CA 90035

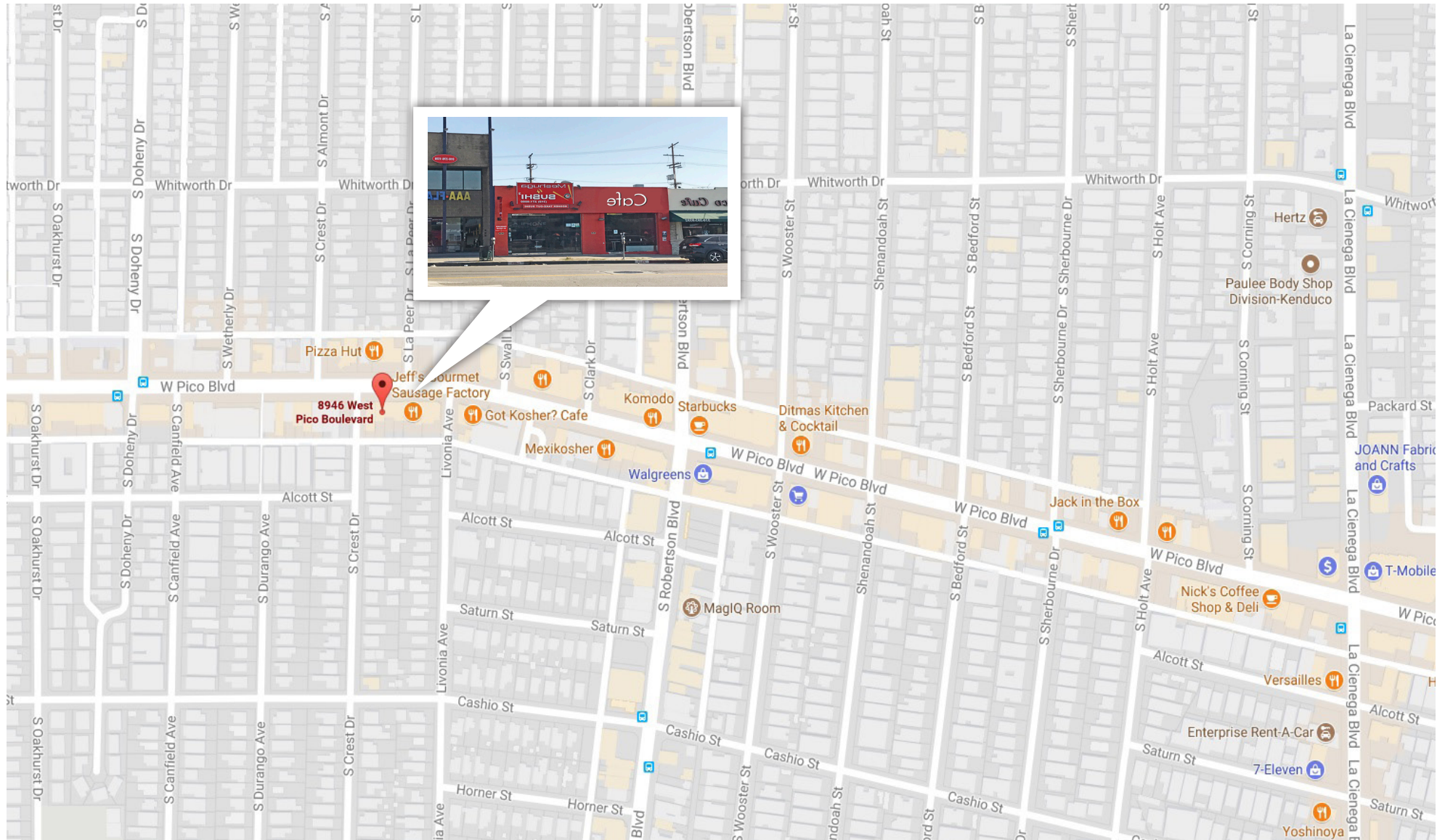
### Highlights

- Turn Key Restaurant Opportunity on One of the Best Blocks on Pico
- Hood/Ventilation System Can Be Added Very Easily
- Restaurant Infrastructure in Place
- Rear Parking
- Dense Infill Community with Many High Income Residents within Walking Distance
- Heavy Car & Pedestrian Traffic
- Recently Remodeled Space

### Property Details

<b>Space:</b>	+/-850 SF
<b>Rate:</b>	\$4,650 per Month + NNN
<b>NNN:</b>	+/- \$0.80 PSF per Month for 2017
<b>Parking:</b>	Parking in Rear Lot

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For more information, please call.



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