

4077 Lincoln Boulevard
Marina del Rey, CA 90291

BUSINESS OPPORTUNITY:
MORFIA'S TEXAS BBQ

FOR
SALE



PLEASE DO NOT DISTURB TENANT OR EMPLOYEES



JOHN MOUDAKIS
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MIRIAM JANOUSEK
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4077 Lincoln Boulevard, Marina del Rey, CA 90292

SIZE: Approximately 600 square feet

ASKING PRICE: \$395,000

BASE RENT: \$3,749 (includes the NNN charges and water)

CURRENT LEASE: Term through January 2020 plus a 3 year option; ability to ask for extended option or a new lease

GROSS SALES: Approximately \$800,000 per year

PARKING: Unreserved parking, mostly for pick-ups and catering plus street parking

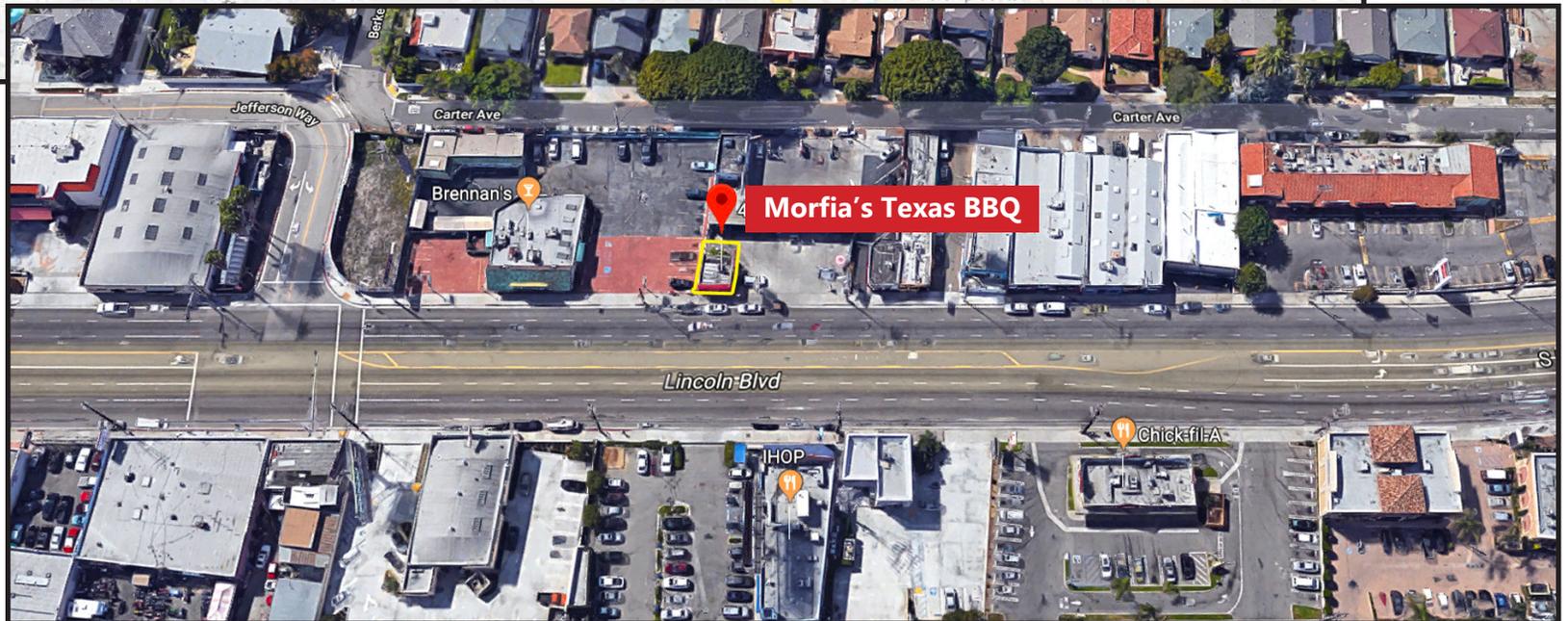
AVAILABLE: Immediately

- Well established BBQ ribs and pie restaurant with brick BBQ pit
- Profitable business
- High income area with strong demographics



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MARINA DEL REY

Located in the heart of the Los Angeles coastline and only 4 miles from LAX, Marina del Rey is a waterfront playground with endless harbor views and a relaxed “California cool” vibe on the bustling Westside. Visitors enjoy the year-round sunny weather and ocean breeze with waterfront dining, on-the-water recreation and six contemporary hotels that line the water’s edge. Its prime coastal location is just steps from its world-famous neighbors, Venice Beach and Santa Monica. And with easy access to major freeways, Marina del Rey is minutes away from all the excitement of Los Angeles.

Marina del Rey’s waterfront location offers unique activities that visitors can enjoy year-round. The 22-mile Marvin Braude Coastal Bike Path that stretches from Pacific Palisades to Torrance winds through the Marina, making it easy to hop on and enjoy the endless beach views. On-the-water activities like stand-up paddle boarding, kayaking, jet skiing and sailing keep the Marina waters active. As defined in the U.S. Census, Marina del Rey has a population of 8,866. The community includes 5,246 boat slips in 23 anchorages and marinas, 5,445 rental apartments, 600 condominiums, six hotels with 1,103 hotel rooms, and one million square feet of retail, office and restaurant development.



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