

**11906 Wilshire Boulevard
Los Angeles, CA 90025**

**BUSINESS OPPORTUNITY:
MARSA MEDITERRANEAN CUISINE**

LOCATION HAS POTENTIAL FOR CANNABIS USE

**FOR
SALE**



PLEASE DO NOT DISTURB TENANT



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11906 Wilshire Boulevard, Los Angeles, CA 90025

SIZE: Approximately 3,000 square feet

ASKING PRICE: \$340,000

CURRENT RENT: \$8,300 per month, including NNN

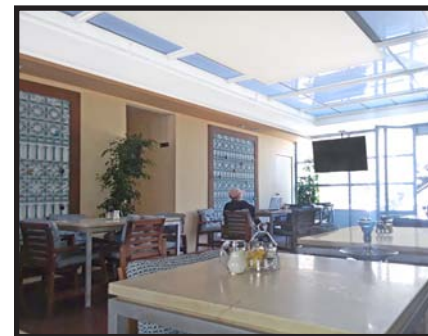
CURRENT LEASE: 8 years remaining with a 5 year option to extend

MONTHLY SALES: \$55,000 on average

PARKING: Parking in rear for 7 cars

AVAILABLE: Immediately

- Has a fryer and 2 ADA bathrooms
- Current Hookah license plus owner has applied for beer/wine license
- Dine-in and catering
- Operating hours of 11:00 am - 2:00 am
- Neighbors include Nutrishop, Ross, California Home Fitness and CVS Pharmacy



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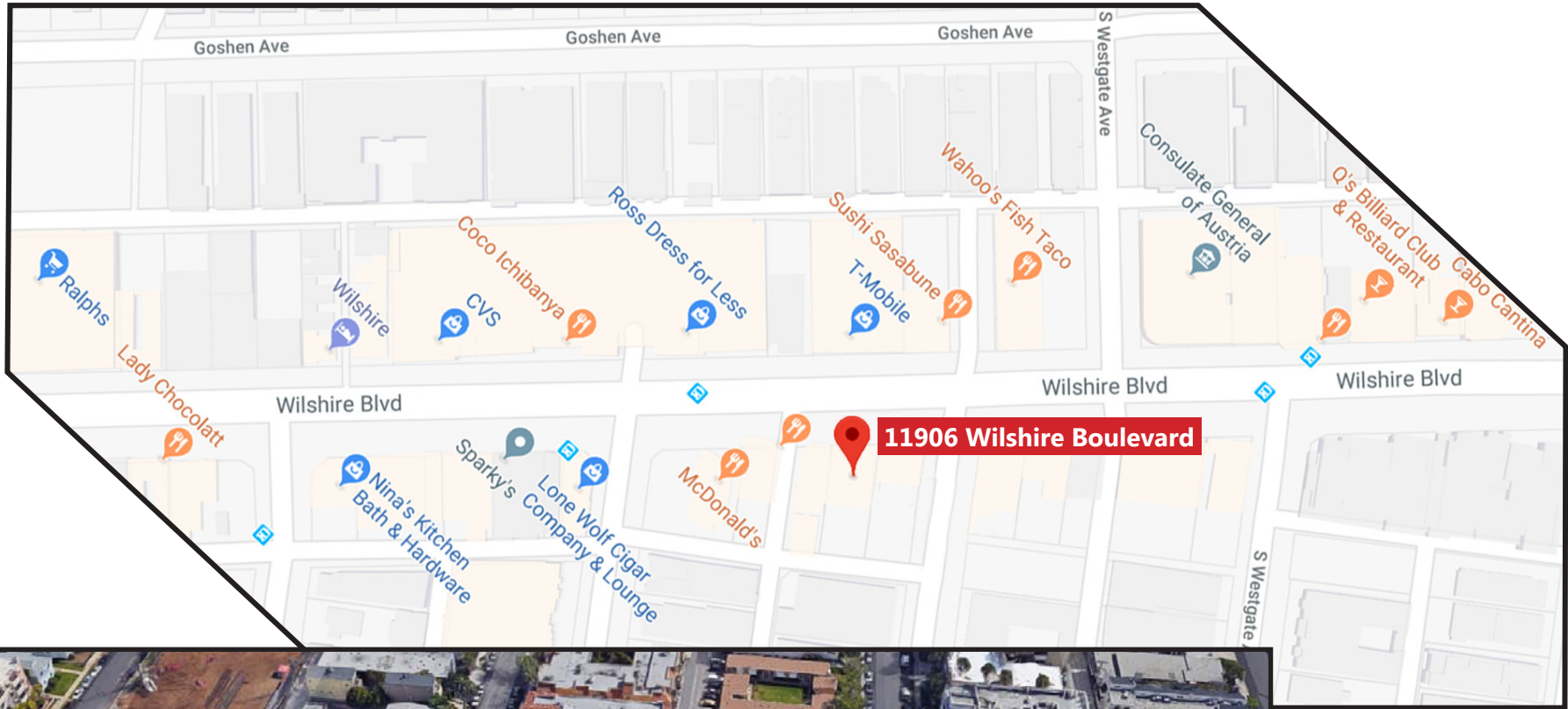
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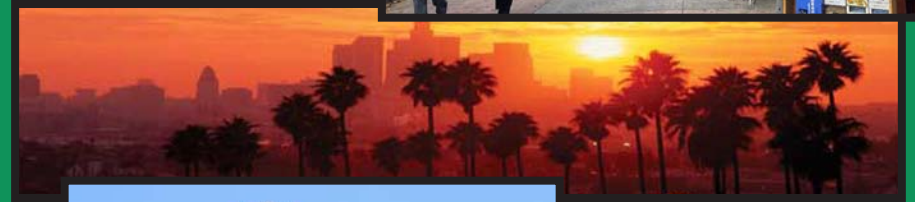
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AREA INFORMATION

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful seaside sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



www.parcommercial.com

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