

15415 W Sunset Boulevard, Pacific Palisades 90272

FOR SALE

BUSINESS OPPORTUNITY: PICCOLO RITRIVO

Restaurant with Beer and Wine License



JOHN MOUDAKIS
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MIRIAM JANOUSEK
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15415 W Sunset Boulevard, Pacific Palisades 90272

SIZE: Approximately 2,807 square feet and a patio

ASKING PRICE: \$265,000

CURRENT RENT: \$10,700 per month including NNN

CURRENT LEASE: 3 years remaining plus a 5 year option

PARKING: 3 spaces included

NET SALES : Over \$100,000 per year

GROSS SALES : Over \$1,000,000 per year

AVAILABLE: 90 days from escrow

- Beautiful covered patio and walkway
- Seller shows good books and records
- Very much capacity to add additional value
- Central Pacific Palisades village location
- Highly visible building just off the intersection of Sunset & Via De La Paz
- Pizza oven was handmade in Naples using sand and ash from Mt. Vesuvio which allows for the extreme heat



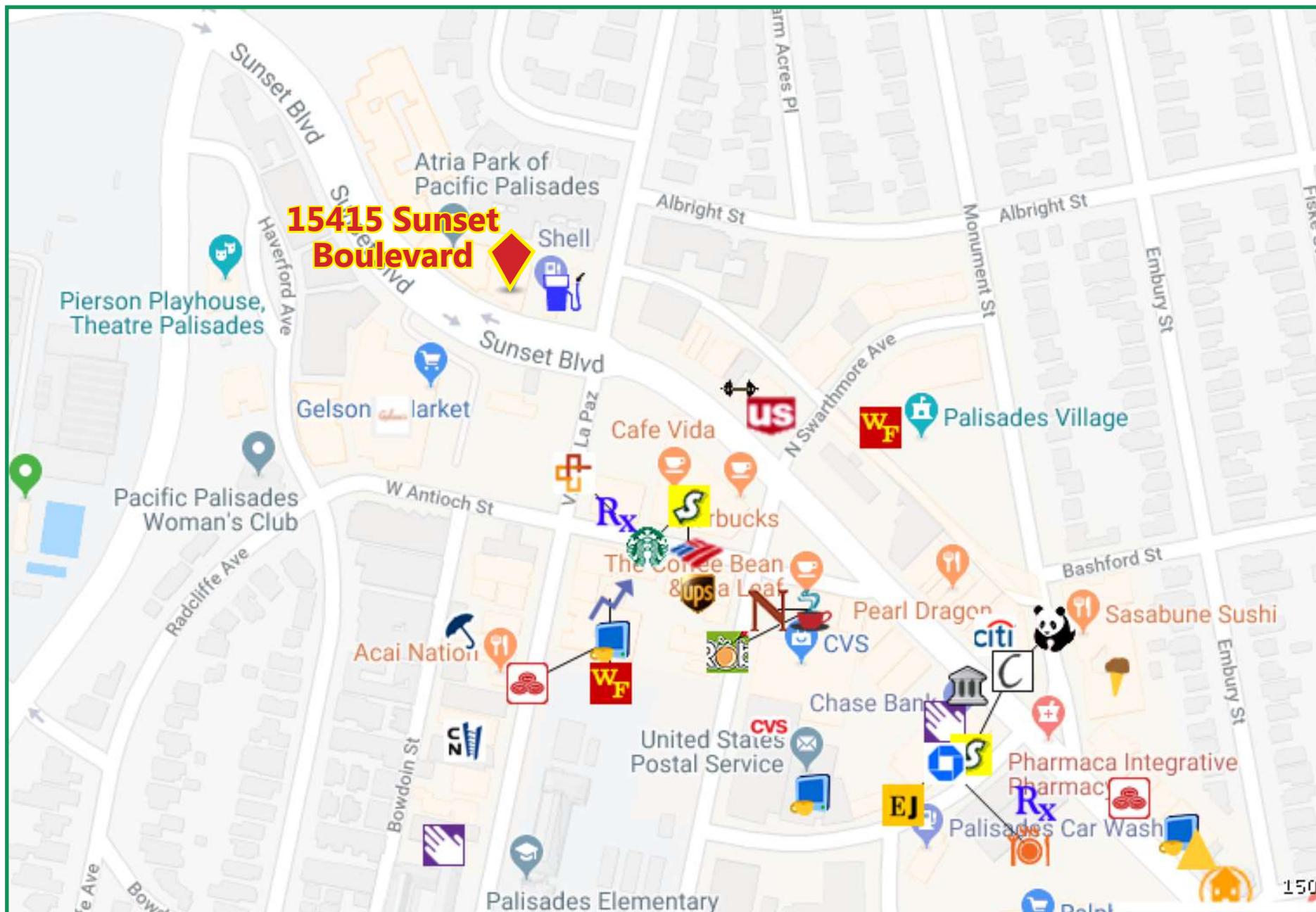
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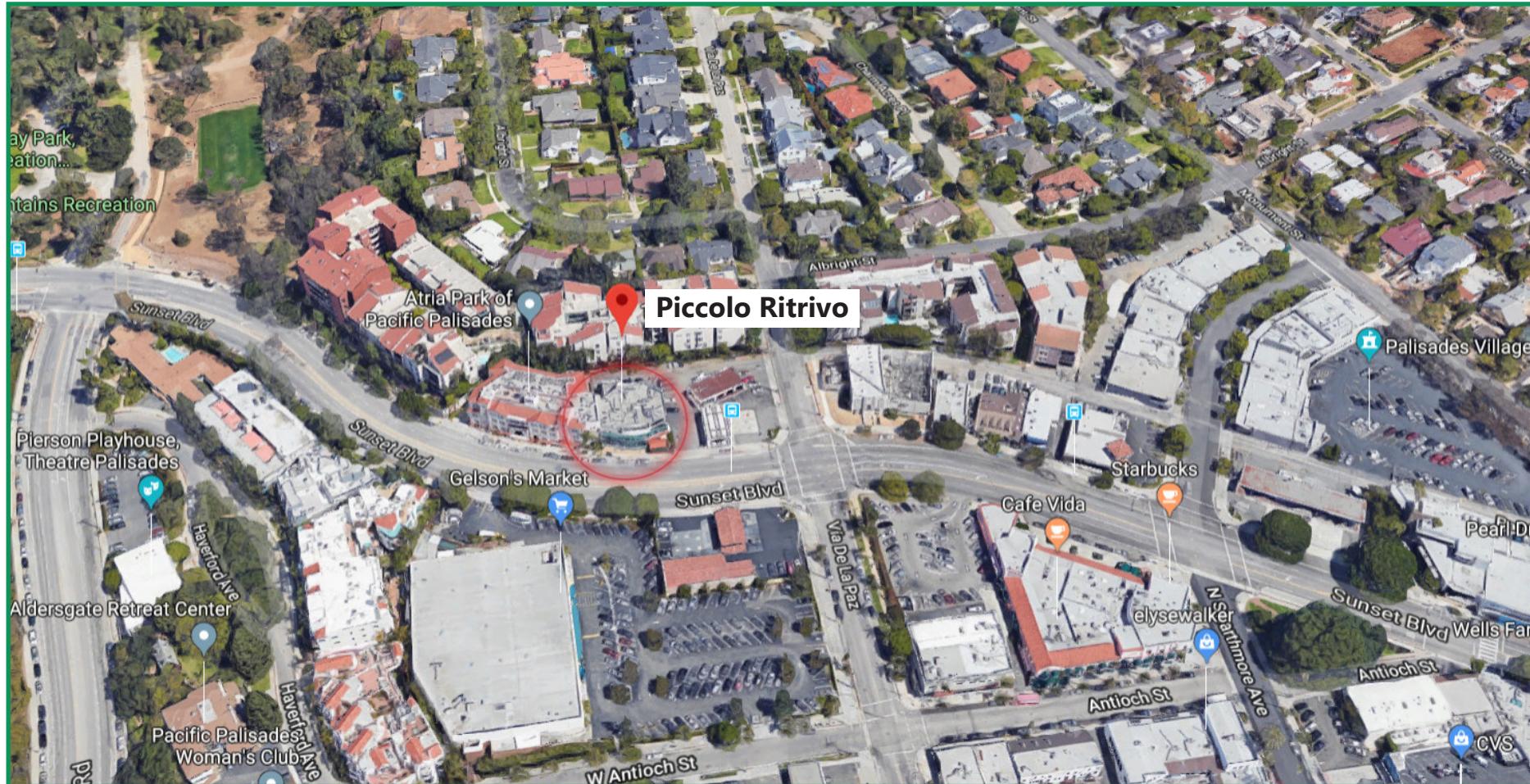
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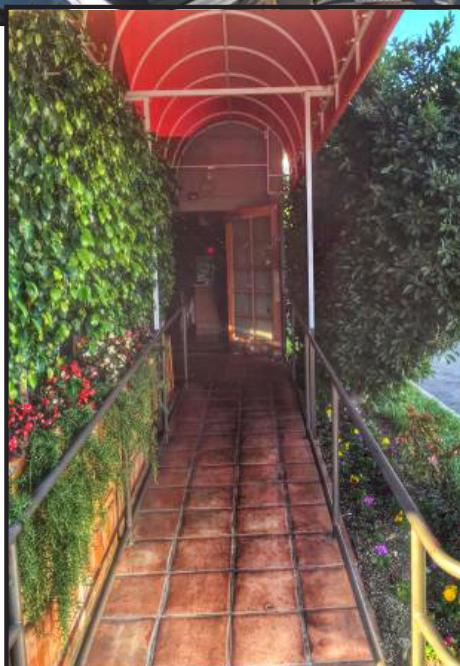
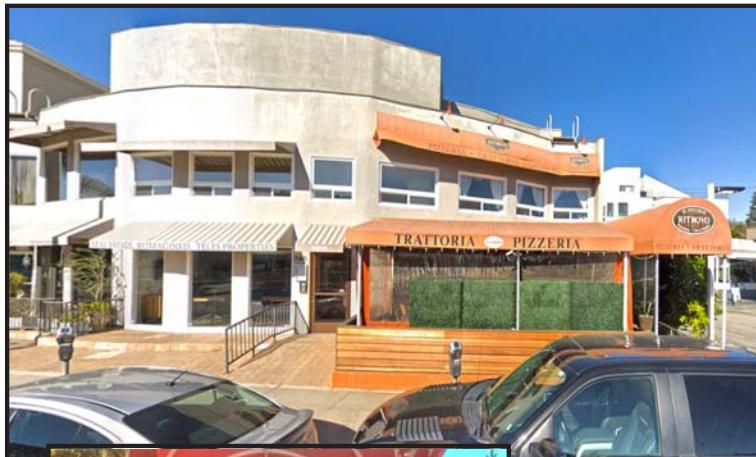
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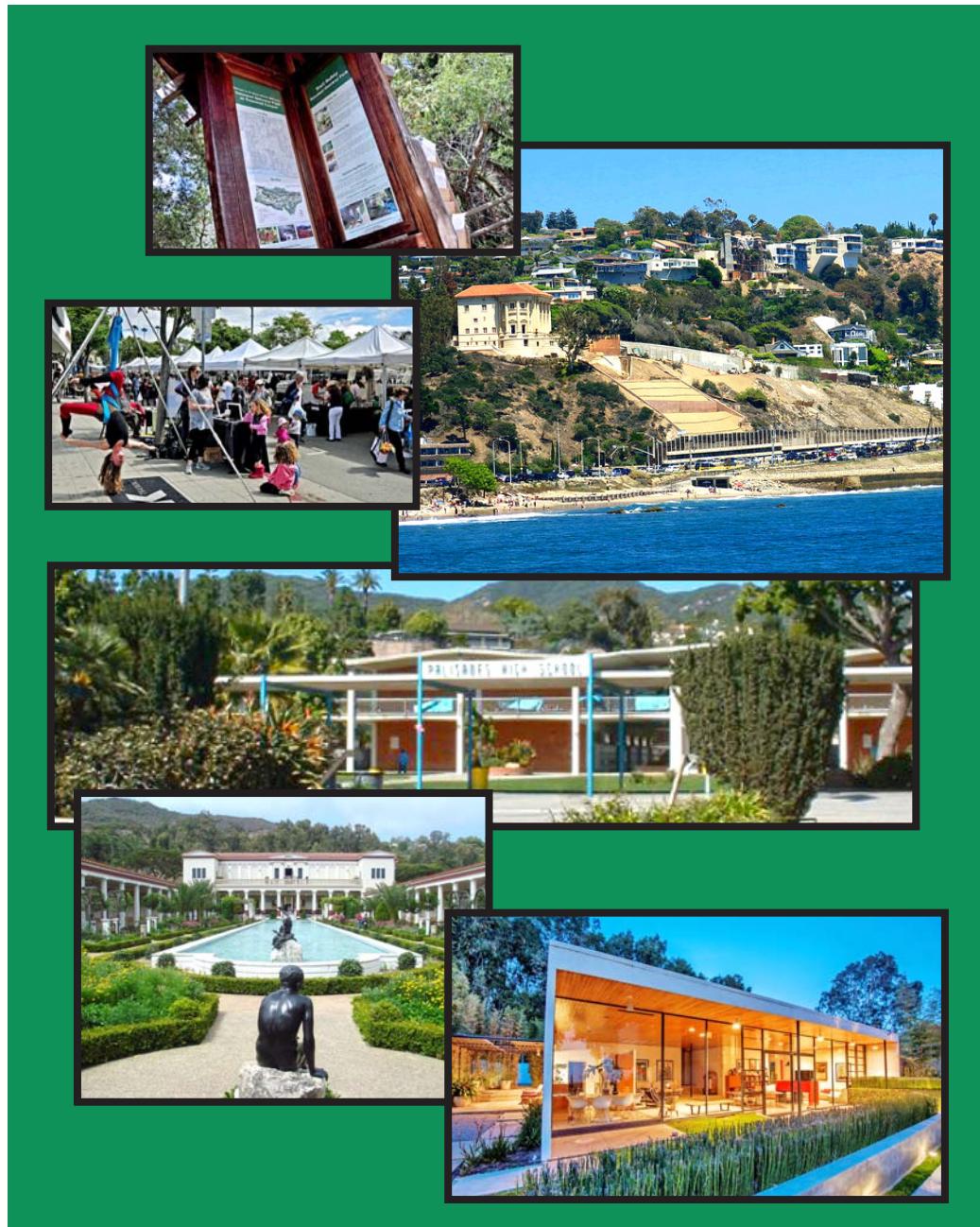
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PACIFIC PALISADES

The Pacific Palisades is an affluent residential neighborhood tucked between the Santa Monica Mountains and the Pacific Ocean. Temescal Gateway Park offers hiking trails with sweeping coastline views, and the sandy Will Rogers State Beach provides access to a 22-mile beachfront bike path. Landmarks include the sumptuous Getty Villa museum showcasing Greek and Roman antiquities, and the mid-century modern Eames House.

Pacific Palisades lies North of Santa Monica and South of Malibu, with the Pacific Ocean and Will Rogers State Beach on its southern boundary. The Western boundary is located in the Castellammare area at the J. Paul Getty Museum. The Northeast boundary is at the periphery of the Riviera Country Club. The Northern boundaries are provided by the picturesque and rugged Santa Monica mountains.

The Village is the Pacific Palisades' central business district, centered at Sunset Boulevard and Via de la Paz. The Via Mesa and The Huntington Palisades are the neighborhoods that border the "village" overlooking the ocean. Both of these neighborhoods are easy walking distance to The Village and sit upon high bluffs that look out over the Pacific Ocean. This area is also home to the largest park of the Palisades: the 117-acre Palisades Park which has four baseball diamonds, eight tennis courts, two indoor basketball courts, a hockey rink, dog parks, and a number of playgrounds. Rustic Canyon is the neighborhood east of Chautauqua Boulevard that dips into Santa Monica Canyon and includes the Will Rogers State Historic Park.



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