

BUSINESS OPPORTUNITY: BAKERY/CAFE



SUBJECT



11551 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

FOR
SALE



JOHN MOUDAKIS

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Lic# 01833441

GREG ECKHARDT

310.395.2663 x103

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Lic# 01255469

11551 Santa Monica Boulevard, Los Angeles, CA 90025

PROPERTY CHARACTERISTICS

SIZE: Approximately 1,250 square feet

KEY MONEY INVOLVED: Business Sale and Sale of Assets: \$149,000, negotiable.

LEASE TERM: 6 years left on the lease. The rent is \$6,800 per month, NNN.
Possibility for a new lease.

PARKING: 3 assigned spaces in the rear

AVAILABLE: Immediately



- Operation is bakery/cafe
- Same owner for 4 years
- 65,000 square foot mixed development
- Prominent corner retail on signalized corner
- Subterranean garage parking
- Easy access to 405 freeway
- High traffic counts in excess of 45,000 vehicles per day



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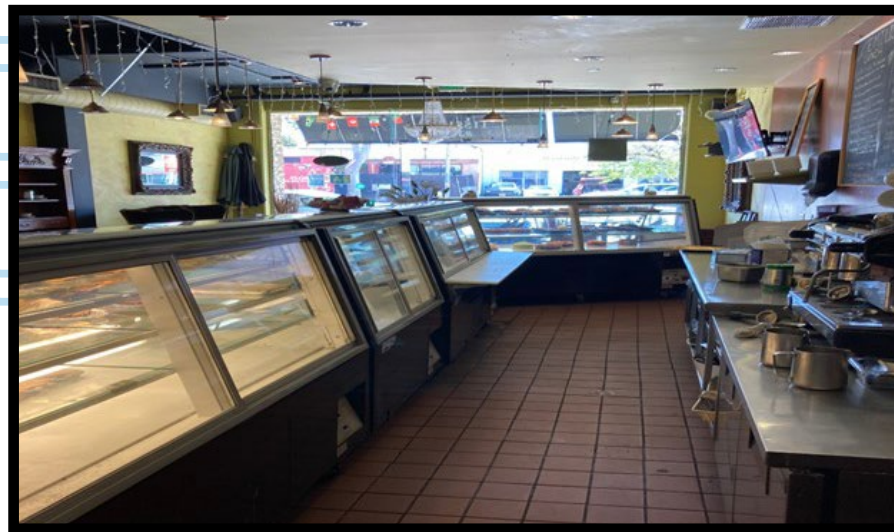
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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PROPERTY PHOTOS



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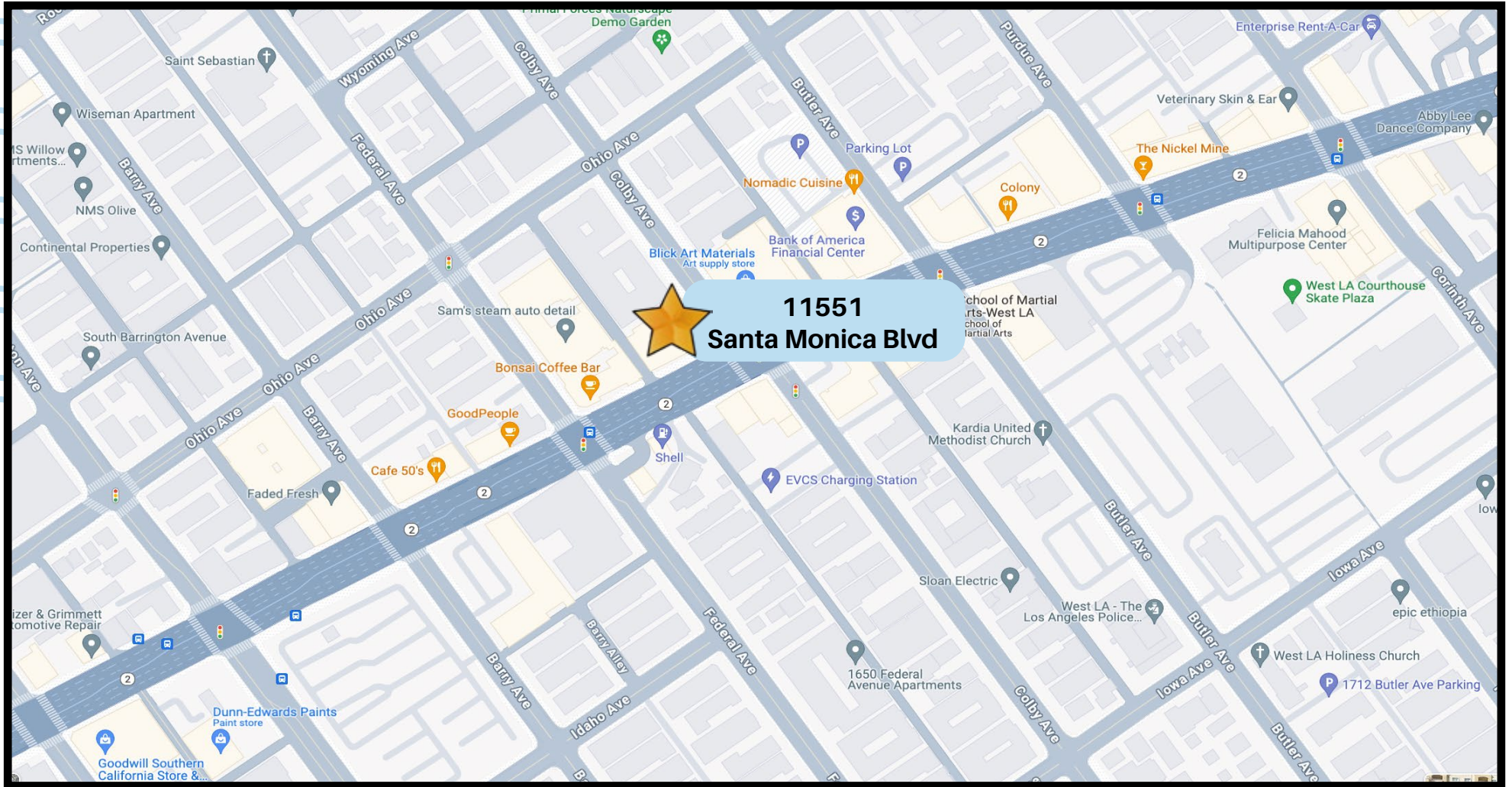
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AREA MAP



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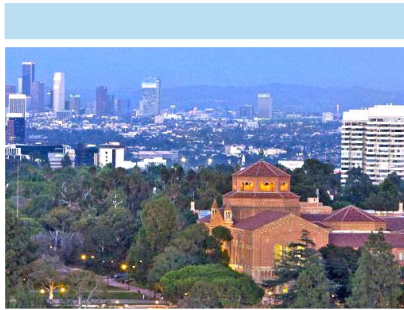
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West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully 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.

West Los Angeles Offers Everything:

Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!



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