

*552 Washington Boulevard
Marina del Rey, CA 90292*



**BUSINESS OPPORTUNITY:
RESTAURANT**

FOR SALE



GREG ECKHARDT
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Property Characteristics

552 Washington Blvd, Marina del Rey, CA 90292

SIZE: Approximately 1,709 square feet with 12' hood, walk in refrigerator and large patio

PARKING: Ample surface parking

ASKING PRICE: \$195,000

CURRENT RENT: \$9,827 per month
NNN: \$1,076 plus county rent of 3.5% gross sales
(Tenant pays utilities)

LEASE: 5 years plus a 5 year option

Located 4 blocks from the world-famous Venice Pier!

- Walk up window
- Ideal space for most any type of successful food concepts, except for pizza or bagel shops
- Serious and experienced operators; please call or email agent for appointment
- Great location with good parking

- Join Noah's, UPS Store, and Wells Fargo Bank
- Large outdoor patio
- One of the best foot traffic and tourist spots in Southern California
- Tenant's inventory list available upon request

**** PLEASE DO NOT DISTURB THE TENANT OR TALK TO THE EMPLOYEES ****



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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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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.



