

**11501 W. PICO BOULEVARD  
West Los Angeles, CA 90064**

**WORLD FAMOUS  
SAN FRANCISCO SALOON**



**FOR LEASE**



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# 11501 W. Pico Boulevard, West Los Angeles, CA 90064

**SIZE:** Approximately 2,740 square feet

**KEY FEE:** \$325,000 for FF+E which includes an unrestricted 2:00 am type 47 license  
(No minimum food percentage)

**CURRENT RENT:** \$4.00 per square foot per month, NNN  
(NNN estimated to be \$1,400 per month)

**PERCENTAGE RENT:** 6.75% over natural break point

**LEASE:** Lease term is negotiable

**PARKING:** Large surface parking in rear. 10 cars from 9-5PM and 31 cars after 6PM. More possible with valet.

- **Exterior patio possible for 40 people through city Tenant to verify**
- **High identity corner with 75' of frontage**
- **Type 47 full liquor license (2:00am)**
- **Up to 145 person occupancy - Tenant to verify**
- **Kitchen with Type 1 hood**
- **Approximately 30,000 per day traffic count**
- **Signalized corner**
- **Massive signage**



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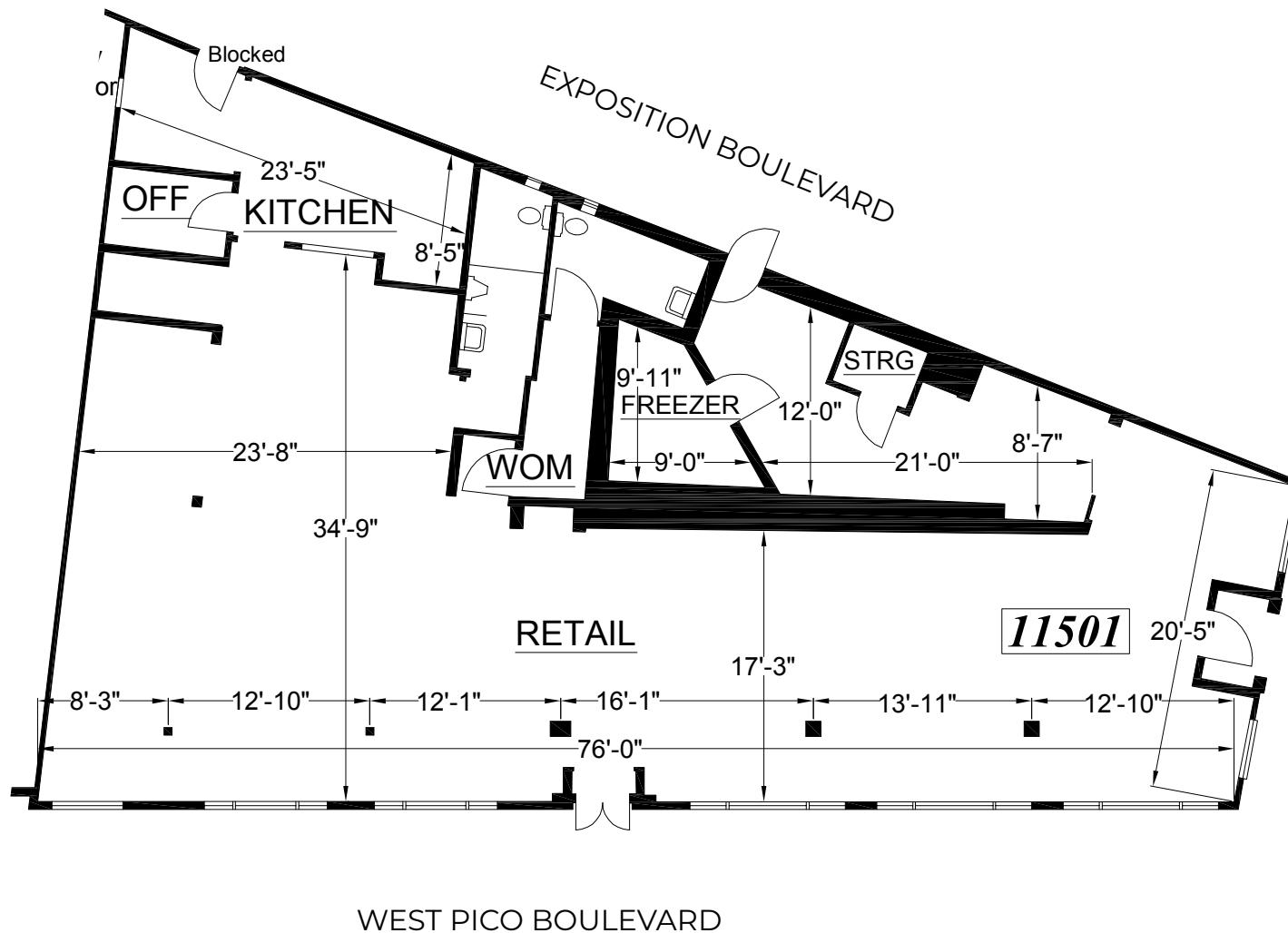
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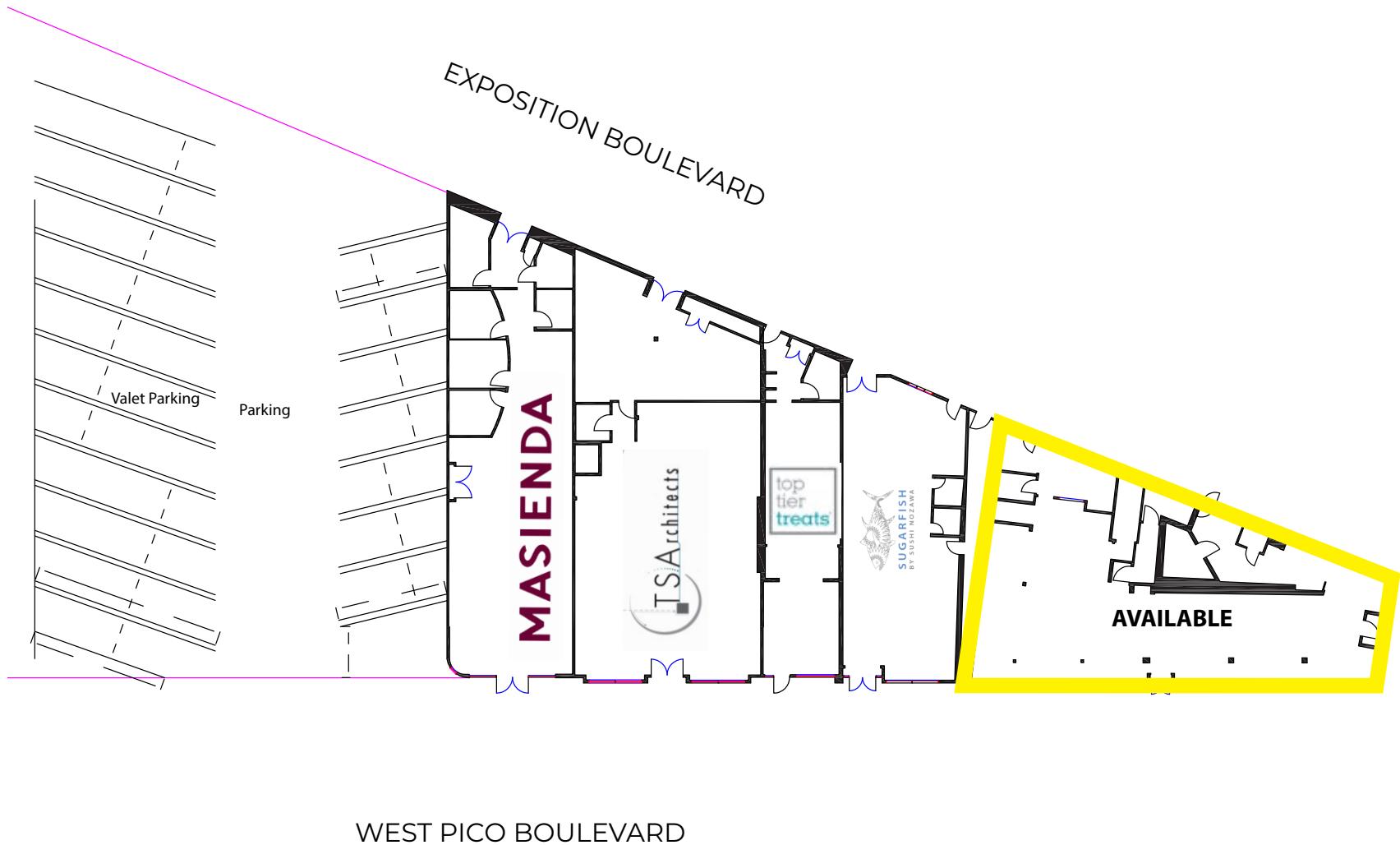
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# SITE PLAN



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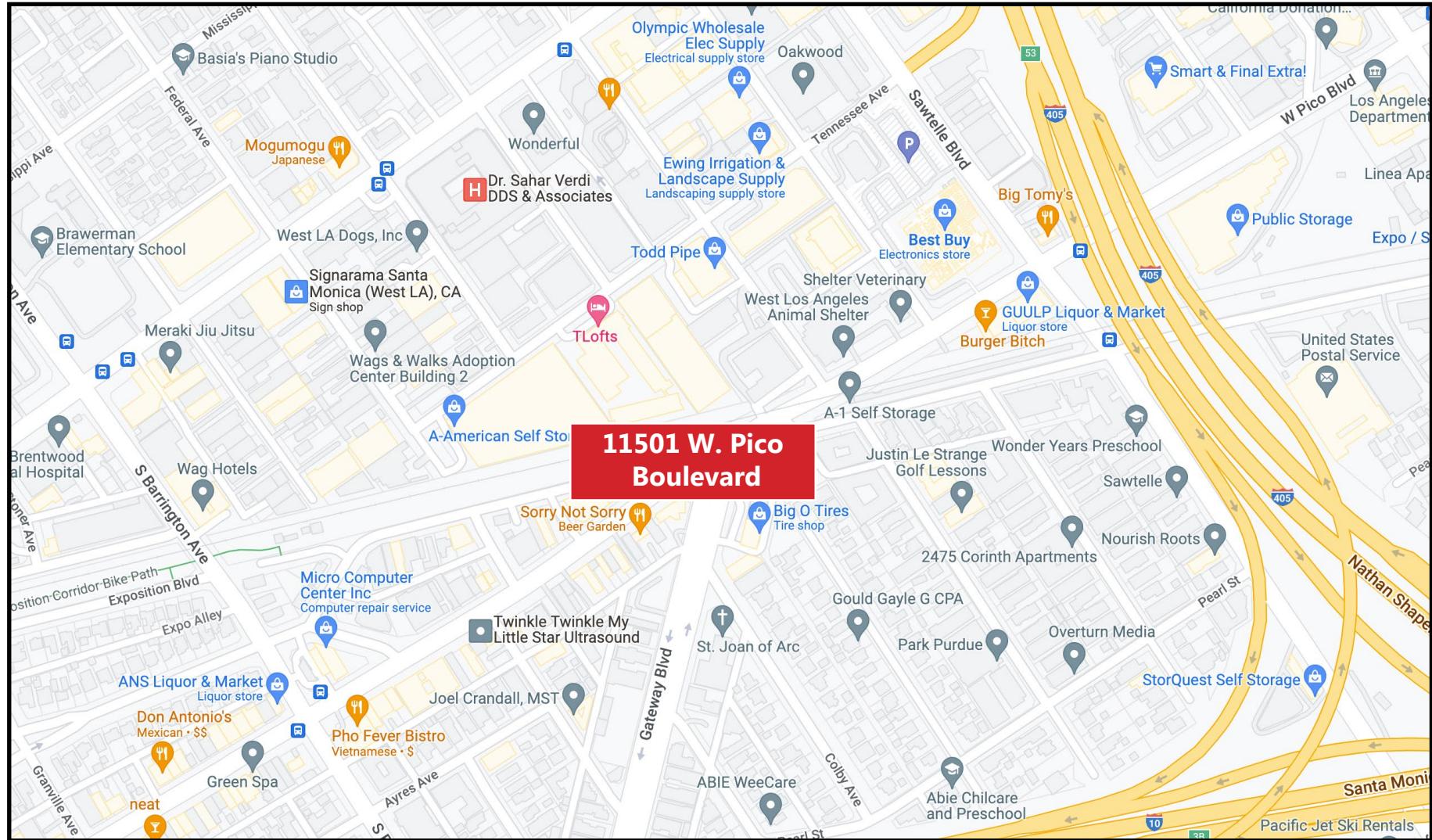
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# AREA MAP



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## A R E A I N F O R M A T I O N



**West Los Angeles Offers Everything:**  
**Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**

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 15,582, 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.



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