

**ASSIGNMENT OF LEASE
ASSET SALE: KALAMAKI GRILL**

Greek
Greek street food • Salads • Frozen yogurt

Gyros
Salads
Frozen Yogurt

**344 S. LA BREA AVENUE
Los Angeles, CA 90036**

**FOR
LEASE**



JOHN MOUDAKIS

310.395.2663 x116

JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

GREG ECKHARDT

310.395.2663 x103

GECKO@PARCOMMERCIAL.COM

Lic# 01255469

344 S. La Brea Avenue, Los Angeles, CA 90036

PROPERTY CHARACTERISTICS

SIZE: Approximately 2,000 square feet

RENT: \$8,000 per month, NNN (Estimated to be \$1,500 monthly)

ASSET SALE: \$179,000

LEASE TERM: 4 years left on the lease. 5 year option available.

AVAILABLE: Immediately

PARKING: 2 parking spaces in the rear

- Fully equipped restaurant, walk-in refrigerator and 15' hood
- Turn-key, ready to operate
- Tenant pays own utilities
- Name not included in asset sale
- Located between 3rd Street and 4th Street near Wilshire Boulevard in the Miracle Mile area
- High exposed ceilings with bowtruss ceiling
- Floor drains and grease trap recently cleaned out

All potential lessees please contact John Moudakis at 310-663-1784



www.parcommercial.com

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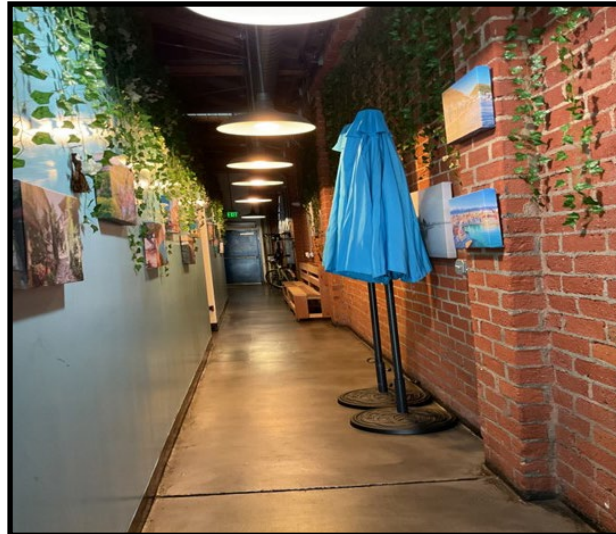
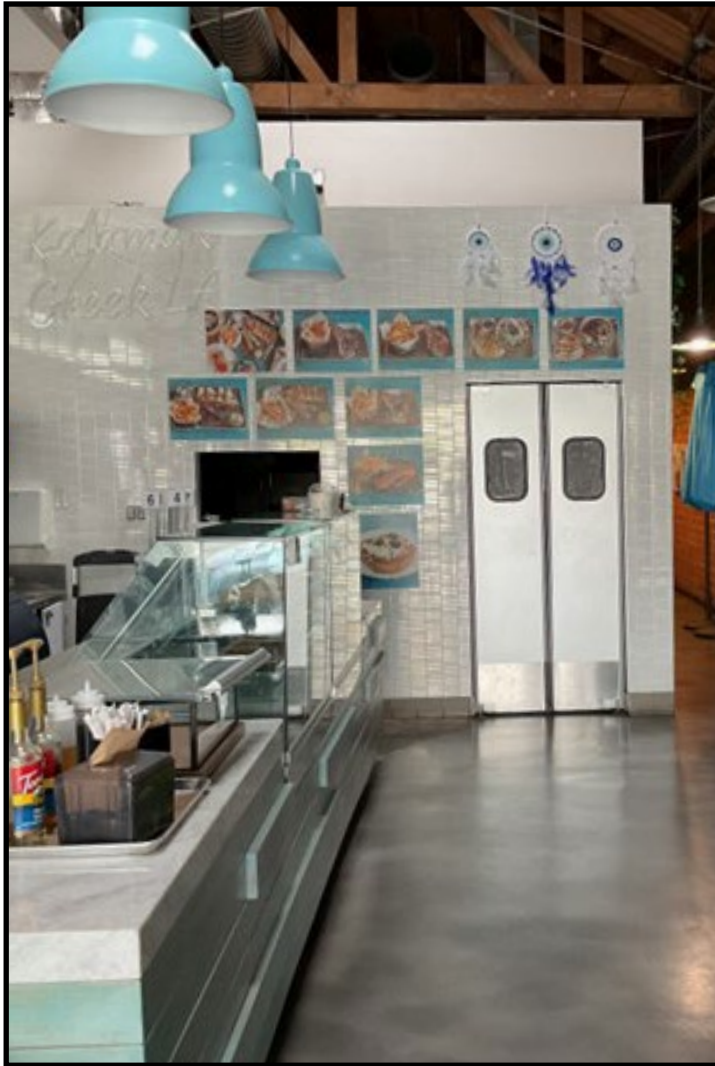
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been 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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