

RESTAURANT ASSET SALE:
PAPILLE GUSTATIVE

2823 MAIN STREET
Santa Monica, CA 90405



JOHN MOUDAKIS
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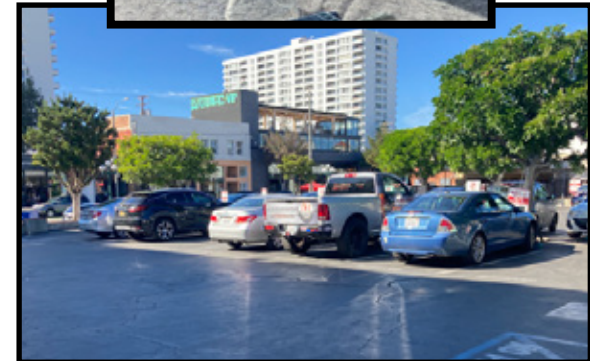
SIZE: Approximately 2,000 rentable square feet

ASSET SALE: \$249,000.00
Includes name, Goodwill, ABC Type 41, furniture, fixtures and equipment

RENT: \$8,774 per month, NNN (estimated to be \$465 per month)

RENT TERMS: Current rent of \$9,079.00 per month until 4/30/2024 (includes the back space)
Effective 5/1/24 rent increases to \$9,038 per month, NNN
Annual 3% rent increases thereafter, until 2/29/2028
Five year option to extend available

- **Patio in the front leased to restaurant by City of Santa Monica for \$756.84 per month**
- **Monthly rent for storage is \$250.00**
- **Square footage of front and rear patios combined is approximately 2,000 square feet**
- **Convection ovens and electric hood service for food preparation and cooking**
- **Parking available adjacent to property**



Interior Photos



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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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