

8428 PERSHING DRIVE
Playa del Rey, CA 90293

**FOR ASSIGNMENT
OF LEASE**

ASSET SALE: CAFE BOHÈME



PAR
COMMERCIAL BROKERAGE
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8428 PERSHING DRIVE, Playa del Rey, CA 90293

ASKING PRICE: \$299,000 which includes furniture, fixtures, equipment and Type 41 beer and wine license.

BASE RENT: \$6,946 per month, NNN (estimated to be \$1,356 per month). Effective May 2024 the rent will increase to \$7,155 per month, NNN.

SIZE: Approximately 1,695 square feet

AVAILABLE: Immediately

RENT TERMS: 3% annual increases. Over 6 years left on the lease.

HIGHLIGHTS:

- Parking with a small patio in the front.
- Great shopping center for service users such as tax services, after-school programs, nail salons, hair salons, dog grooming, facials, etc
- Newly remodeled shopping center
- Affluent trade area with household incomes of \$141,667 within 1 mile
- ±23,286 cars per day at Pershing Dr. and Manchester Ave.
- Close proximity to the coastline and located on the two main thoroughfares of Pershing Dr. and Manchester Ave. in Playa del Rey

DEMOGRAPHICS*

WITHIN 1 MILE

2023 YEARLY CONSUMER SPENDING
\$121,972

ESTIMATED POPULATION
13,193

* Demographics provided by CoStar

COLLEGE DEGREE OR HIGHER
66%

AVERAGE HOUSEHOLD INCOME
\$141,667

HOUSING UNITS
8,090

MEDIAN HOME VALUE
\$943,599

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2028 Projected Population	12,806	118,307	355,709
2023 Estimated Population	13,193	119,152	360,747
2010 Census Population	13,831	111,040	349,134
Growth 2023-2028	-2.93%	-0.71%	-1.40%
Growth 2010-2023	-4.61%	7.31%	3.33%
2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	811	5,412	19,410
\$75,000-\$99,000	748	5,290	16,710
\$100,000 +	3,995	33,257	80,728
TOTAL	5,554	43,959	116,848
2023 Estimated Average HH Income	\$141,667	\$150,148	\$132,261
2023 Estimated Households	7,369	52,783	152,915



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SITE PHOTOS - 8428 PERSHING DRIVE, Playa del Rey, CA 90293



(office

AERIAL MAP

The property is located at the signalized intersection of Manchester Avenue and Pershing Drive, two major surface streets. The property is within walking distance of the beach and located in the high income neighborhood of thriving beach community Playa del Rey.



ABOUT PLAYA DEL REY

Conveniently located six miles north of LAX is an affluent beachside community in the Westside of Los Angeles — Playa del Rey, a small beach town consisting of 11,477 people with over 200 businesses. The community is bordered by the Pacific Ocean, Marina del Rey, Playa Vista, Westchester and El Segundo. Playa del Rey is considered a part of LA's "Silicon Beach", which also includes its neighboring cities of Playa Vista, Santa Monica, Venice Beach, Manhattan Beach, El Segundo, Marina del Rey, and Hermosa Beach. Like most of Los Angeles, Playa del Rey is filled with rolling hills. The elevation — so close to the shoreline — gives you a unique view of the Pacific Ocean on one side and mountains on the other.

Tech companies such as Google, Microsoft, Yahoo!, Facebook, and more are all minutes away. Referred to as the "sleeping giant which has been awakened by forces around the neighborhood," Playa del Rey has recently seen an increase in median sales prices.

Public schools include Paseo del Rey Fundamental and Westchester High School. Private schools include St. Bernard High School and nearby higher education includes Loyola Marymount and Otis College of Art & Design.

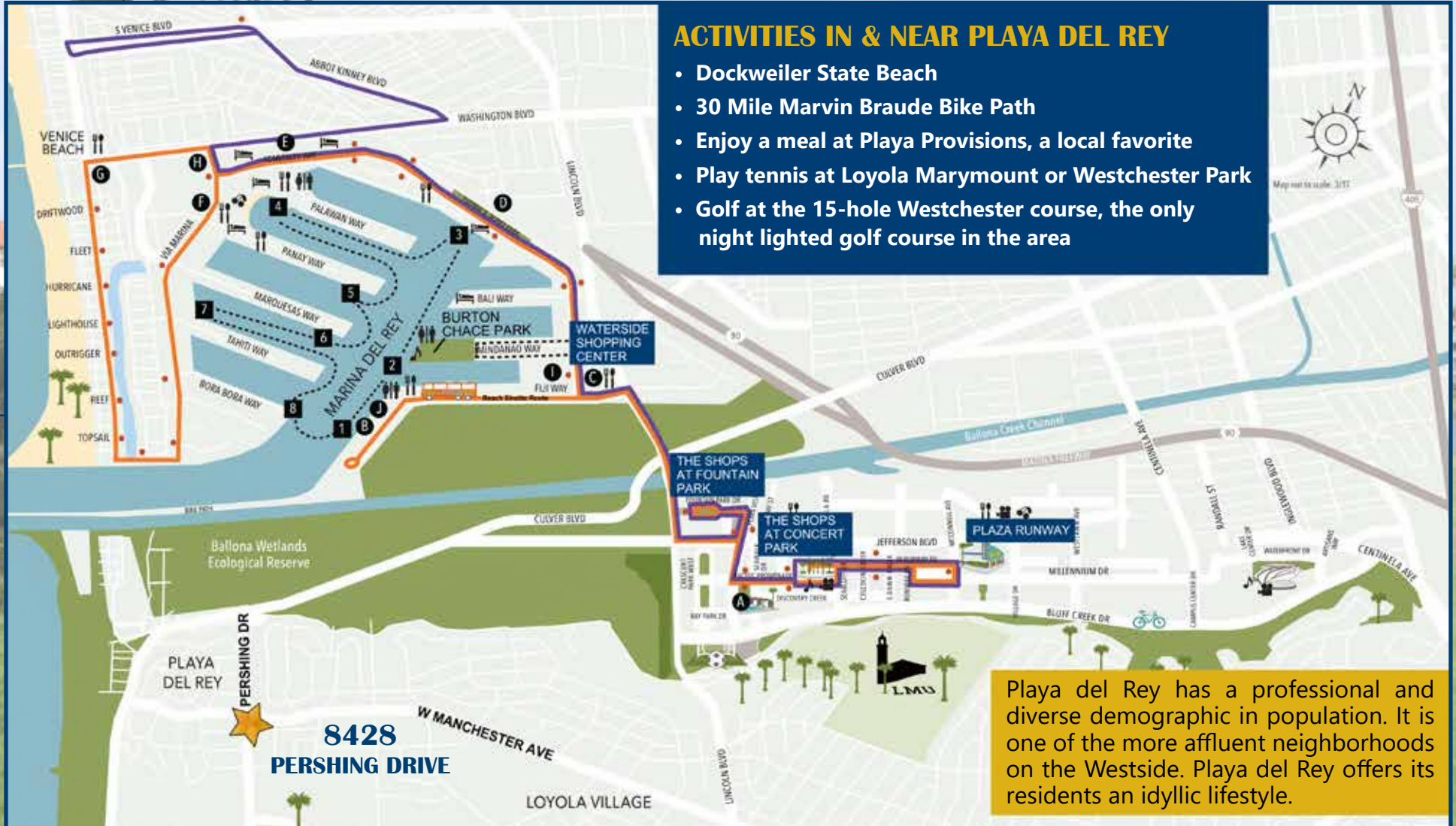
Playa del Rey is a favorable location for residents who like to eat, shop, walk, bike, hike and enjoy outdoor beach and recreational activities. Playa del Rey is home to Dockweiler State Beach, one of LA's most gorgeous and intimate beaches. People love coming here to host a bonfire at one of the fire pits, and get active on the Marvin Braude Bike Trail.



AREA MAP

ACTIVITIES IN & NEAR PLAYA DEL REY

- Dockweiler State Beach
- 30 Mile Marvin Braude Bike Path
- Enjoy a meal at Playa Provisions, a local favorite
- Play tennis at Loyola Marymount or Westchester Park
- Golf at the 15-hole Westchester course, the only night lighted golf course in the area



Playa del Rey has a professional and diverse demographic in population. It is one of the more affluent neighborhoods on the Westside. Playa del Rey offers its residents an idyllic lifestyle.



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