

2ND GENERATION RESTAURANT

FOR LEASE

1140 S. GAYLEY AVENUE
Los Angeles, CA 90024



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

SIZE: Approximately 2,991 rentable square feet

RENT: \$5.50 per square foot per month,
NNN (Approximately \$3,800 per month) versus 7% of gross sales

TERM: 3-5 years

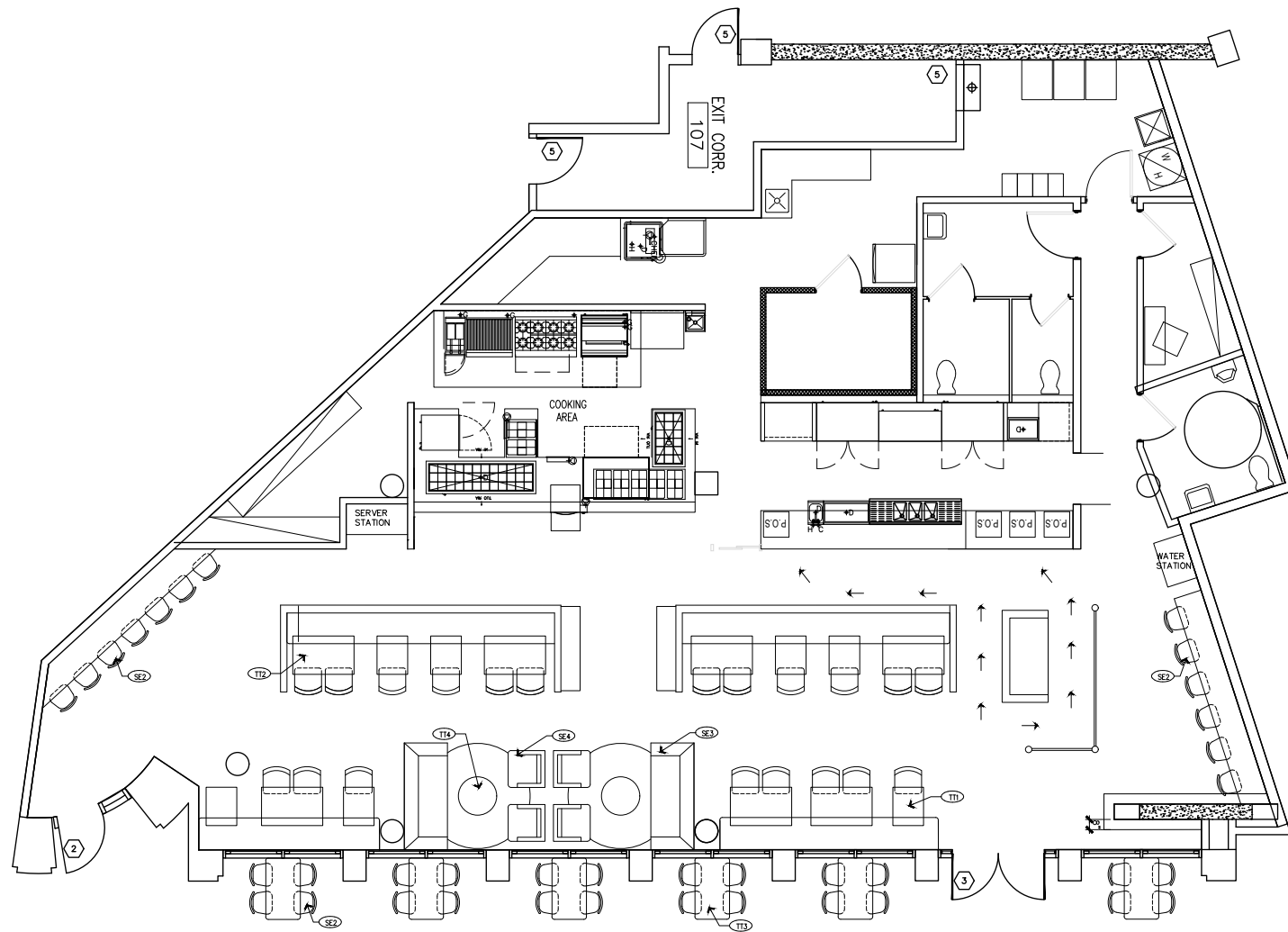
AVAILABLE: Immediately

PARKING: One level of subterranean parking as well as street parking,
public parking structure and lots in the area.

- **Additional storage room available at \$800 per month.**
- **Space includes approximately 14' hood, 400-amp service, walk in fridge, 2 bathrooms, 1,500 gallon grease interceptor, 2" gas line, 4" waste line, 2" water line.**
- **Prior tenant had beer and wine license. New tenant will need to obtain their own license.**
- **High ceiling with exposed concrete floor and roof.**
- **Corner of Lindbrook and Gayley**
- **Bordering the UCLA campus, Westwood Village is one of the most walked neighborhoods in Los Angeles.**
- **This location is in the heart of Westwood Village on busy Broxton Avenue.**
- **Access to year round tourism, locals, and UCLA students/staff surrounding this landmark location.**
- **Affluent high income area with heavy foot traffic**



Floor Plan



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613



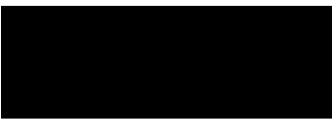
www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

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.

Area Overview



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 Westwood Village to be 128,893. 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.



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



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613