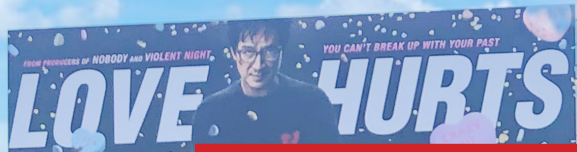


12210 VENICE BOULEVARD

Mar Vista, CA 90066



**BLACK DIAMOND
TATTOO**

TATTOO

**Fatty
Mart**

12210

ASSIGNMENT OF LEASE / ASSET SALE



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

PLEASE DO NOT DISTURB EXISTING TENANT OR WALK PROPERTY. CALL BROKER TO SHOW.

PROPERTY CHARACTERISTICS

SIZE: Approximately 5,000 square feet and patio

RATE: \$11,255 per month, NNN

LEASE TERMS: Approximately 5 years left on lease term. Rent increases are 3% annual bumps thereafter.

ASKING PRICE: \$375,000 which includes goodwill, lease entitlements and FF+E, and inventory.

AVAILABLE: Immediately

PARKING: Off-site and plenty of street parking

- **Renovated 2023**
- **Type 41 ABC license**
- **Pride of ownership market/restaurant with beer and wine license**
- **Open 7 days a week**
- **Great opportunity for a commissary kitchen in the heart of Mar Vista.**



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PHOTOS - INTERIOR

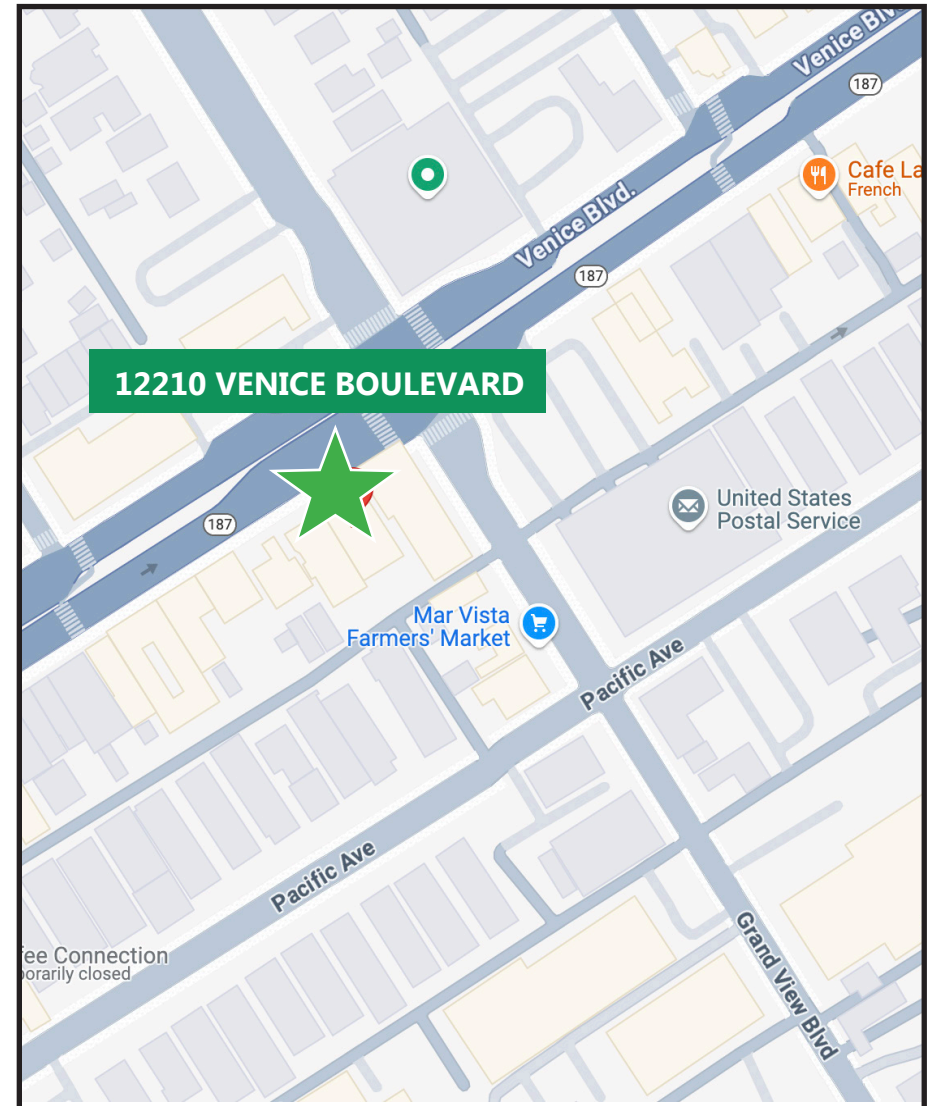


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EQUIPMENT LIST & AREA MAP

Equipment list for Fatty Mart

Quantity	Item	Quantity	Item
10ea	Dining tables	1ea	coffee drip machine
50 ea	Dining chairs	1ea	coffee tap down machine
6ea	8' work tables	1ea	pentair water filtration machine
1ea	10' x 8' freezer	1ea	2' under counter fridge
1ea	30' x 8' walk in fridge and merchandiser	1ea	ice cream dipper well
3ea	6' work tables	1ea	6' work table
3ea	48" prep sink	1ea	4' work table
1ea	dishwasher	1ea	28" low boy true
1ea	3 compartment sink	1ea	60qt globe mixer
10ea	4' metro shelves	1ea	10qt mixer
1ea	8' x 8' freezer walk in	1ea	6' work table with prep sink
1ea	8' x 8' walk in fridge	1ea	36" true lowboy
1ea	4' cutting board butcher table		
1ea	5' work table		
1ea	6' work tables		
1ea	4' fridhe work table		
1ea	18" work table		
3ea	4' true low boy		
1ea	36" fridge base for quipment		
1ea	6 burner stove and oven imperial		
1ea	36" salamander		
1ea	36" griddle		
1ea	24" Grill		
3ea	fryers		
2ea	hand sinks		
1ea	single door fridge true		
1ea	double stacked montague pizza oven 60"		
1ea	55" true low boy		
1ea	5' wooden pizza bench		
1ea	5' pizza lowboy true		
2ea	60" low boy true		
1ea	10' work table		
1ea	8 tap kegarator		
1ea	4' work table cabinet		
1ea	8' grab n go merchdinser		
6 ea	cold cases custom		
6 ea	station printers		
6ea	kitchen display system screens		
6ea	POS terminals		
1ea	coffee grinder		
1ea	under mounted espresso machine		



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