



COMMERCIAL
ASSET GROUP

435 N. FAIRFAX AVE
LOS ANGELES, CA 90036

24/7 Shop on COMPLEX 24/7 Shop on COMPLEX
GET TICKETS NOW
COMPLEXCON.COM
Shop on COMPLEX 24/7 Shop on COMPLEX 24/7 Sh

NAAB
MEDITERRANEAN GRILL

We're
Open



LUNCH SPECIAL
\$15.99

WHY AREN'T
LIKE THIS?
FIND OUT

WITH HOST
HOLLY SOUL

WATCH ON



NANT

RESTAURANT SPACE AT THE 50 YARD LINE
ON FAIRFAX AVE FOR LEASE
ONE OF LOS ANGELES' MOST HISTORIC STREETS

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SPACE SIZE

±1,900 SF ON GROUND FLOOR +
±400 SF MEZZANINE

LEASE RATE

\$9,270/MO + NNN

EXTREMELY LOW NNN & \$80,000 IN KEY MONEY

AVAILABLE

IMMEDIATELY



CLICK HERE FOR
PROPERTY VIDEO

- PERFECT RESTAURANT SIZE WITH BEER AND WINE LICENSE
- HIGH CEILINGS AND RECESSED PATIO
- LOCATED DEAD CENTER OF THE BEST BLOCK OF FAIRFAX, RIGHT AT THE CROSSWALK
- PRICED BELOW MARKET WITH EXTREMELY LOW NNN COSTS

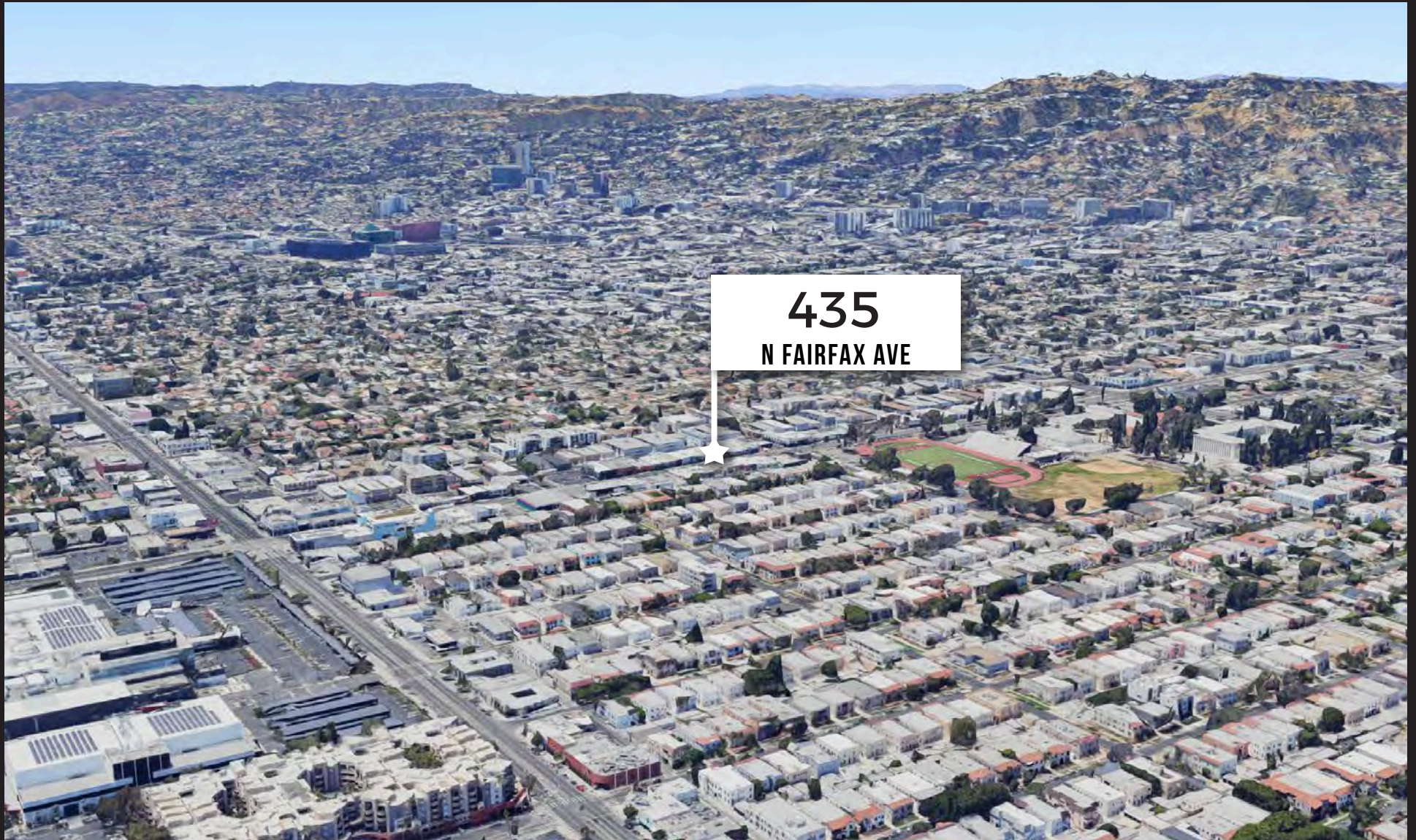




FAIRFAX



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 45,961

3 MILE: 342,474

5 MILE: 926,882

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$120,536

3 MILE: \$113,534

5 MILE: \$102,295

MEDIAN AGE:

1 MILE: 39.2

3 MILE: 39.5

5 MILE: 38.8

WALK SCORE:

97



COMMERCIAL
ASSET GROUP



DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT

P 310.272.7381

E DAVIDA@CAGRE.COM

LIC. 01714442

DAVID ICKOVICS

PRINCIPAL

P 310.272.7380

E DJI@CAGRE.COM

LIC. 01315424

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 310.275.8223

WWW.CAGRE.COM LIC. 01876070