



8516 Lincoln Blvd.
LOS ANGELES CA 90045

**EXTREMELY RARE
RESTAURANT OPPORTUNITY**



**THE
PASSMAN
GROUP**

REAL ESTATE BROKERAGE

OVER 50 YEARS IN BUSINESS

TYPE 41 LICENSE

- + GRANDFATHERED MONUMENT SIGN OPPORTUNITY**
- + APPROX. 1,750 SF**
- + TREMENDOUS DEMOGRAPHICS**
- + FAVORABLE LEASE TERMS**
- + EASY ACCESS TO FREEWAY**
- + KEY MONEY \$150,000**



8516 Lincoln Blvd.
LOS ANGELES CA 90045

Property Photos



8516 Lincoln Blvd.
LOS ANGELES CA 90045

Property Photos



8516 Lincoln Blvd.
LOS ANGELES CA 90045

Area Highlights

- + Located in a hip neighborhood within close proximity to Playa Del Rey, LMU, Culver City and South Bay.
- + This restaurant is surrounded by various types of residences and retail shops. Prime location for both locals and visitors with unusually high traffic counts.



8516 Lincoln Blvd.
LOS ANGELES CA 90045





Fisherman's Village

UCLA Marina
Aquatic Center

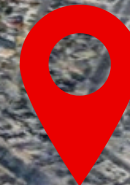


Marina
Del Rey

Ballona
Wetlands
Ecological
Reserve

Playa
Del Rey

8516 Lincoln Blvd



8516 Lincoln Blvd.

LOS ANGELES CA 90045



**THE
PASSMAN
GROUP**

REAL ESTATE BROKERAGE

DAVID PASSMAN

310-859-8100

DP@THEPASSMANGROUP.COM

DRE# 01795153

MELISSA MILLER

310-593-1923

MELEMILLER@GMAIL.COM

DRE # 01918865