

# 11825 WILSHIRE BLVD

LOS ANGELES  
CA 90025

OWNER-USER RESTAURANT IN PRIME WEST LA



CONROY  
COMMERCIAL

# PROPERTY SUMMARY



**PROPERTY ADDRESS:** 11825-11829 Wilshire Blvd  
**PROPERTY TYPE:** Commercial  
**SUBTYPE:** Restaurant  
**BUILDING SIZE:** 5,500  
**LOT SIZE:** 7,500 SF  
**PROPERTY PRICE:** \$4,000,000  
**PRICE PSF BUILDING:** \$727/SF  
**PRICE PSF LOT:** \$533/SF

**YEAR BUILT:** 1947  
**APN:** 4265-013-037  
**CONSTRUCTION TYPE:** Wood  
**FLOORS:** Two  
**PARKING:** 8-9 dedicated spaces  
**ZONING:** LAC4  
**TOC TIER:** 1  
**ED1 ELIGIBILITY** Yes

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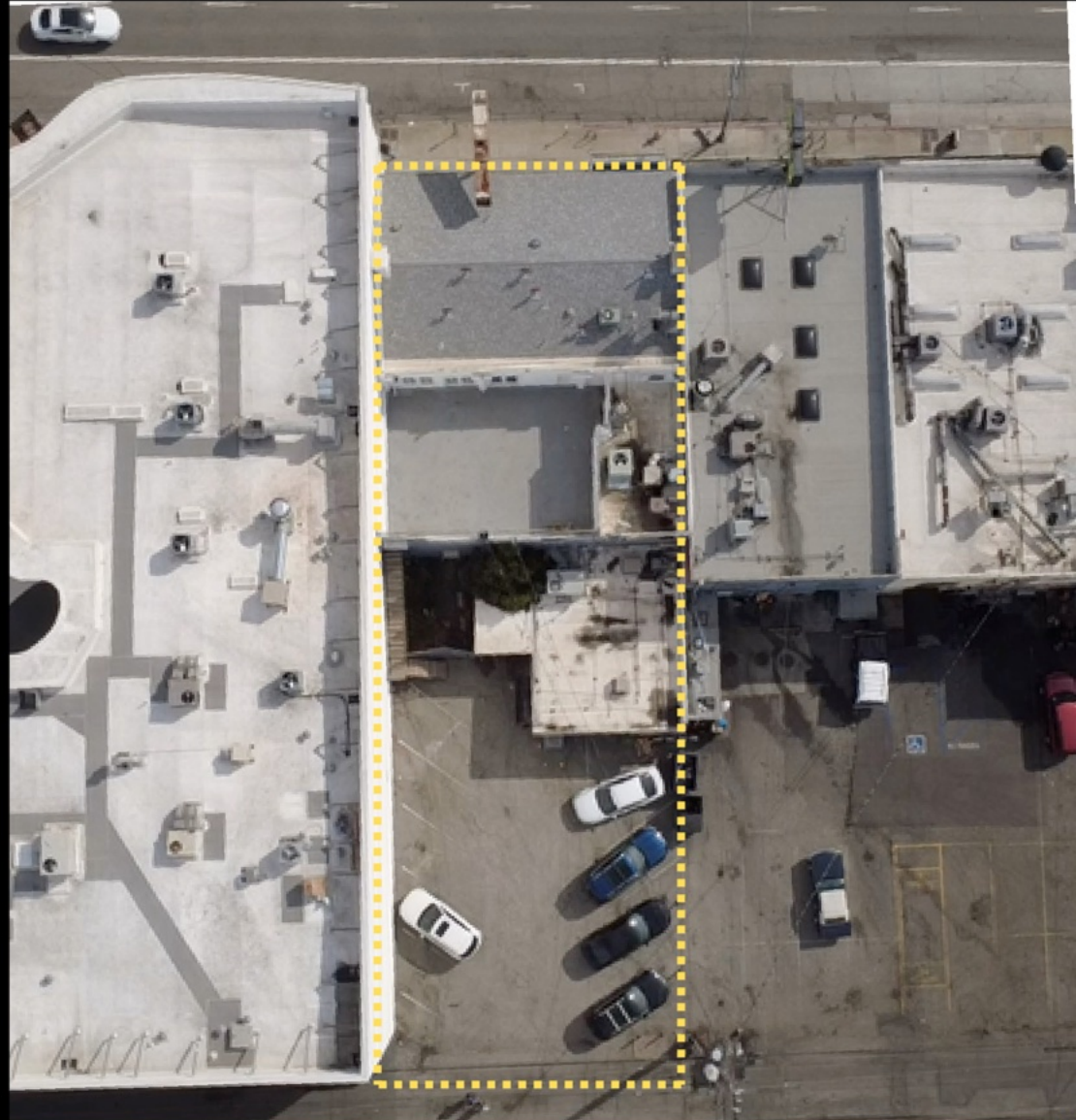
2

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# INVESTMENT HIGHLIGHTS

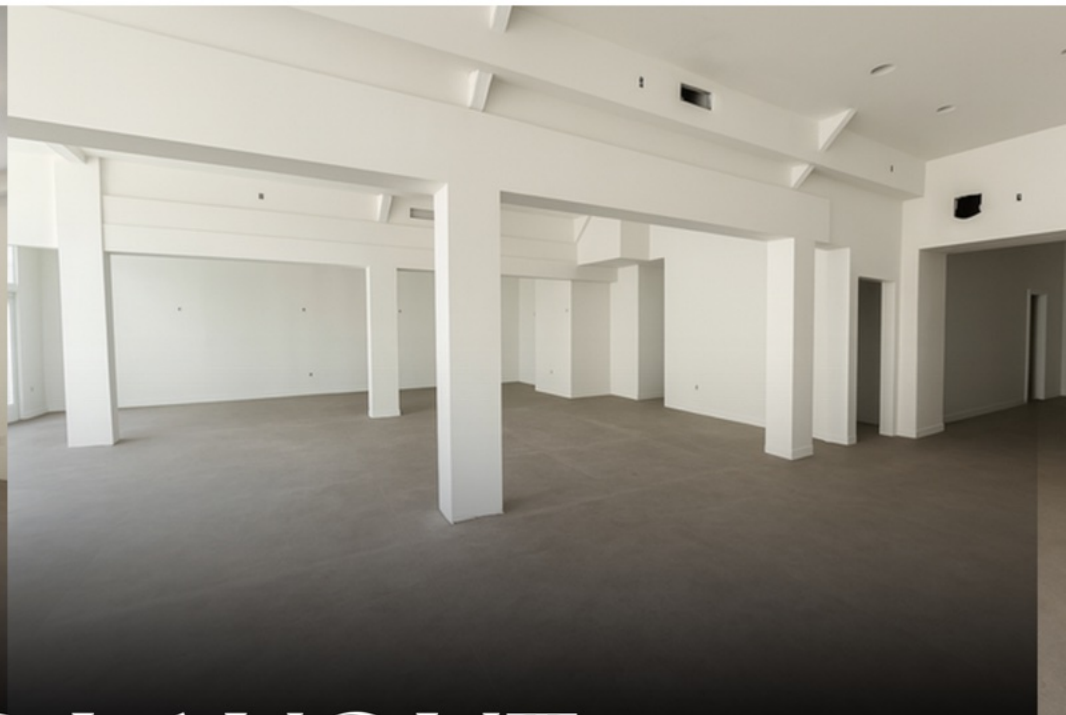
- Two-story restaurant building with outdoor patio – 3,900 SF ground + 1,600 SF second floor
- Fully built-out kitchen with multiple hoods, walk-in freezers, other FF&E included
- Prime West LA location, on Wilshire near Bundy, surrounded by strong retail tenants, including Erewhon, Bluestone Lane, Q Billiards, Wood Ranch BBQ, etc.
- Excellent visibility, with a prominent pylon sign and approx 40,000 cars per day on Wilshire.
- Value-add opportunity – former Cabo Cantina space ready for repositioning!



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3

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# INTERIOR LAYOUT



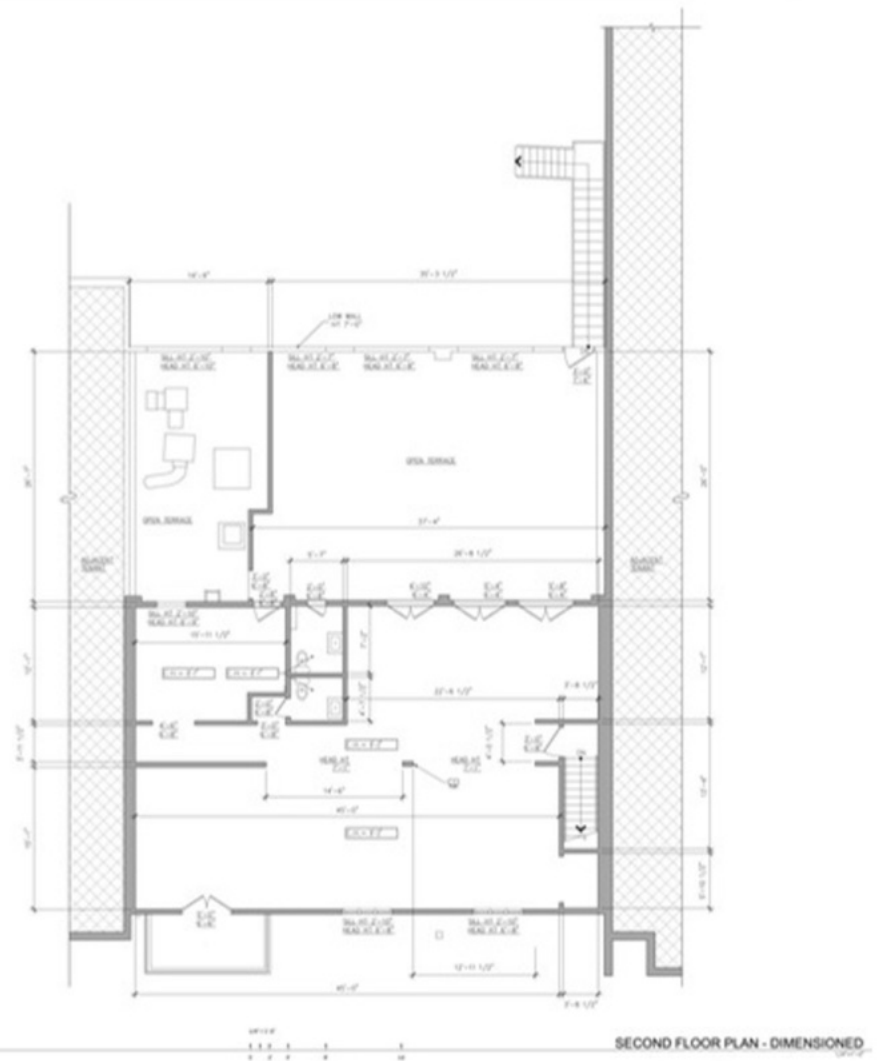
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4

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# FLOOR PLANS





# LOCATION

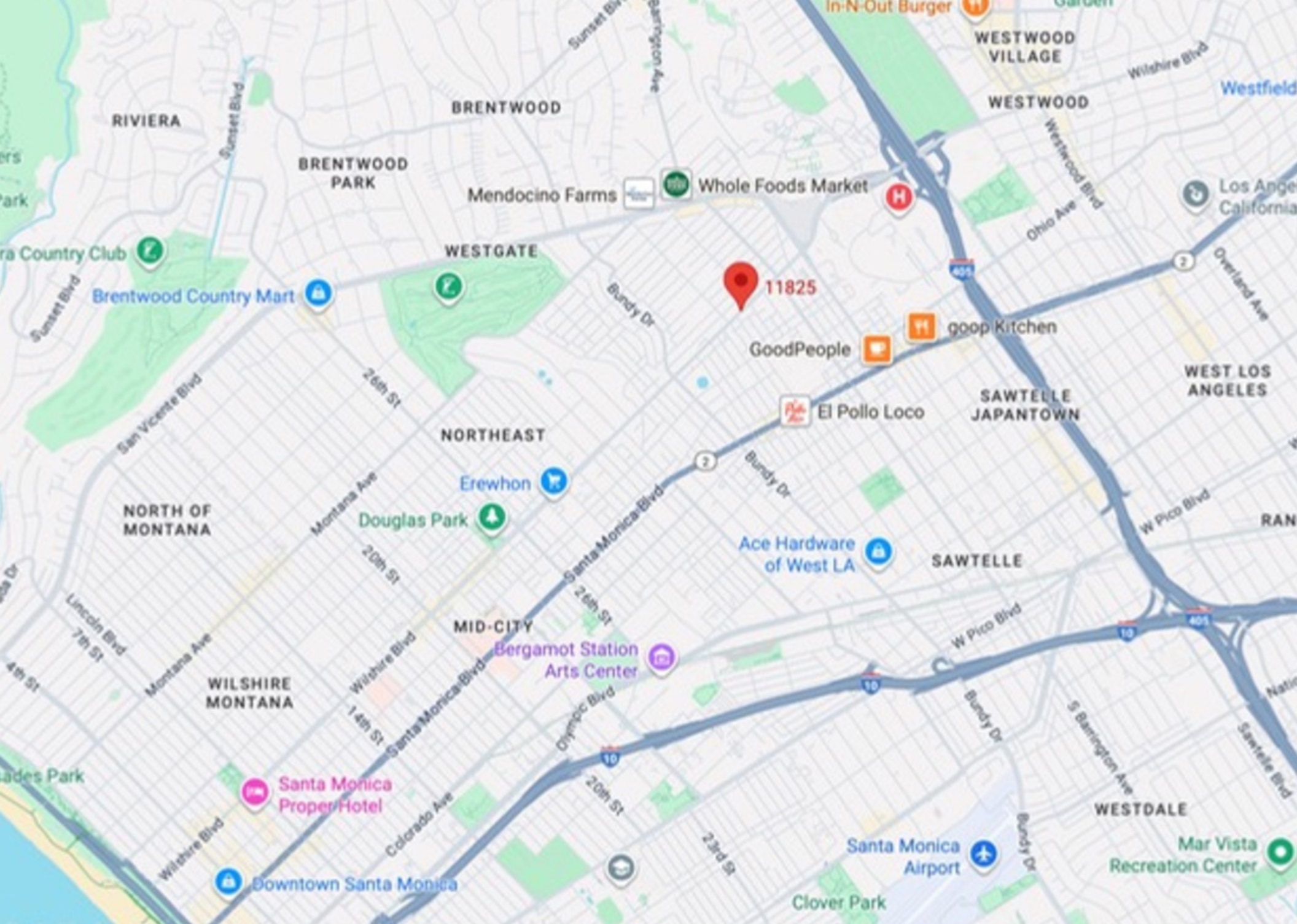


11825 WILSHIRE BLVD

6

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11825 WILSHIRE BLVD

7

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FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR, CONTACT US TODAY!

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8

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