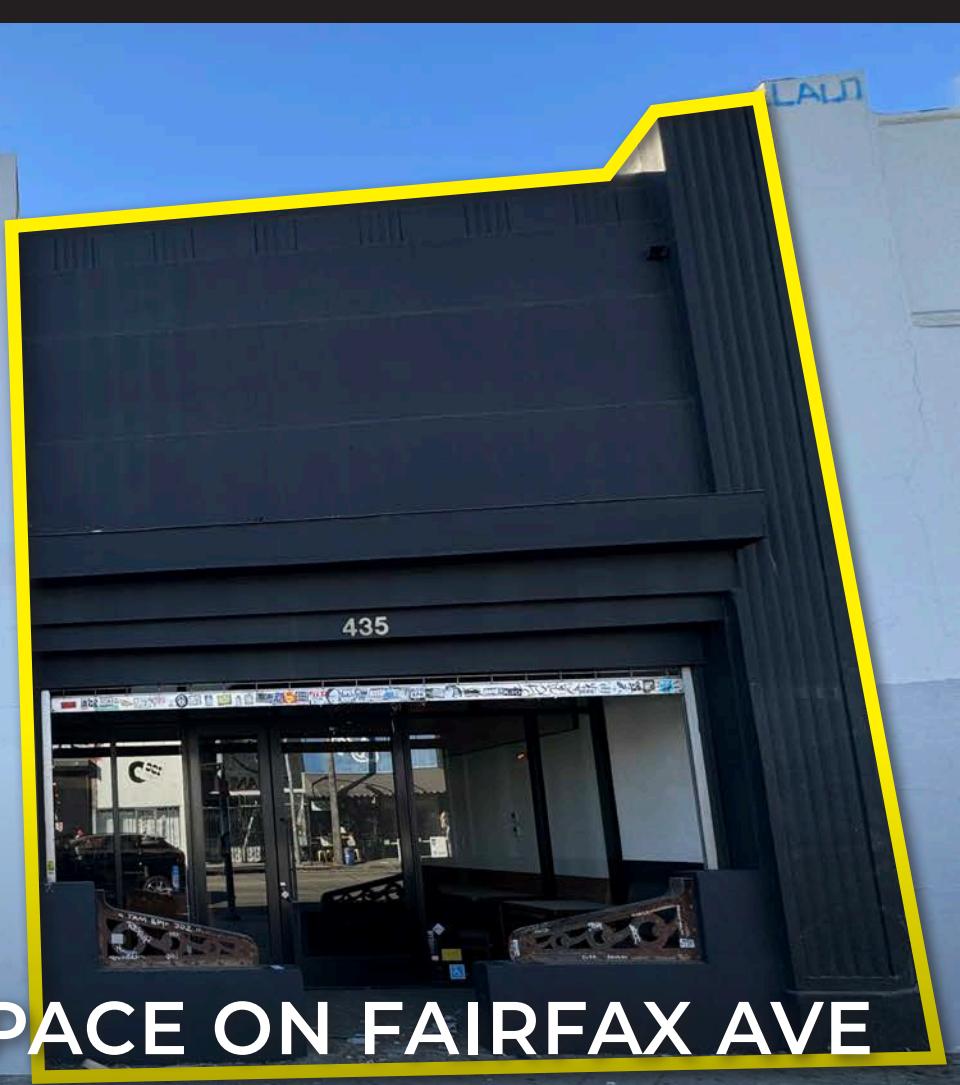




PRICE
REDUCED



**ICONIC RESTAURANT SPACE ON FAIRFAX AVE
FOR LEASE (WITH NO KEY MONEY)**

ONE OF LOS ANGELES' MOST HISTORIC STREETS

**435 N. FAIRFAX AVE
LOS ANGELES, CA 90036**



**COMMERCIAL
ASSET GROUP**

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LEASE RATE

\$11,000/MO + NNN

(EXTREMELY LOW NNN: ±\$0.20 PSF)

SPACE SIZE

±1,900 SF ON GROUND FLOOR +

±400 SF MEZZANINE

AVAILABLE

JANUARY 1, 2024



CLICK HERE FOR
PROPERTY VIDEO

- VERY RARE TO FIND A RESTAURANT FOR SALE ON ICONIC FAIRFAX WITH NO KEY MONEY
- PERFECT RESTAURANT SIZE WITH BEER AND WINE LICENSE
- FORMER ANIMAL, THE ICONIC RESTAURANT THAT STARTED IT ALL ON FAIRFAX
- HIGH CEILINGS AND RECESSED PATIO
- LOCATED DEAD CENTER ON THE BEST BLOCK OF FAIRFAX, RIGHT AT THE CROSSWALK
- PRICED BELOW MARKET WITH EXTREMELY LOW NNN COSTS



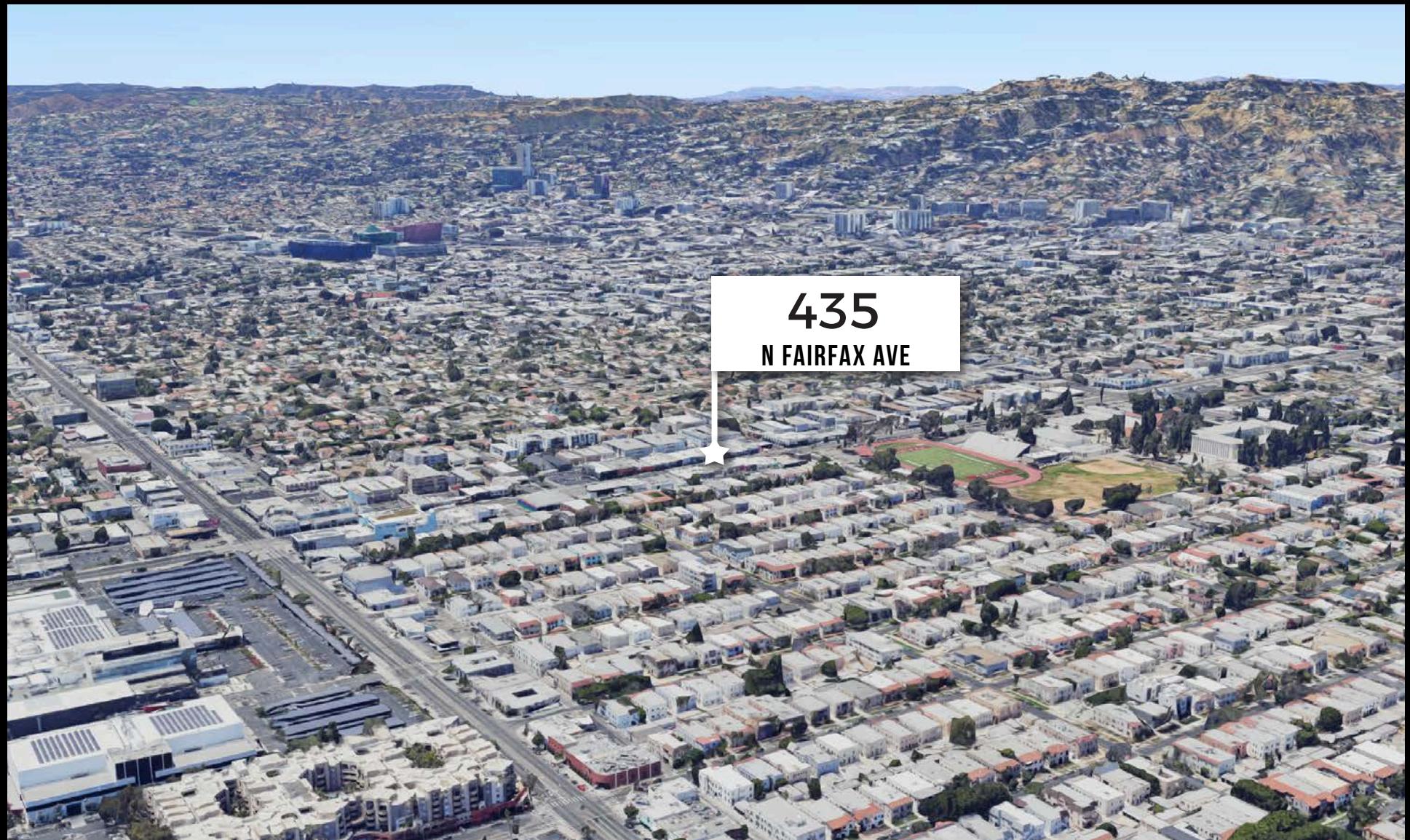
INTERIOR PHOTOS

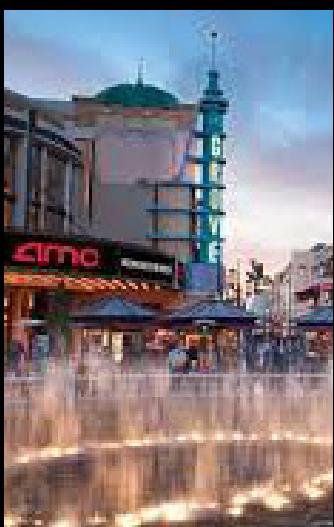


FAIRFAX



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 43,361

2 MILE: 169,160

3 MILE: 330,666

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$119,255

2 MILE: \$119,153

3 MILE: \$114,026

MEDIAN AGE:

1 MILE: 42.6

2 MILE: 42.5

3 MILE: 41.8

WALK SCORE:

97

cag

COMMERCIAL
ASSET GROUP

435



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