

**PRICE  
REDUCED**

**NTWRK**

**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**

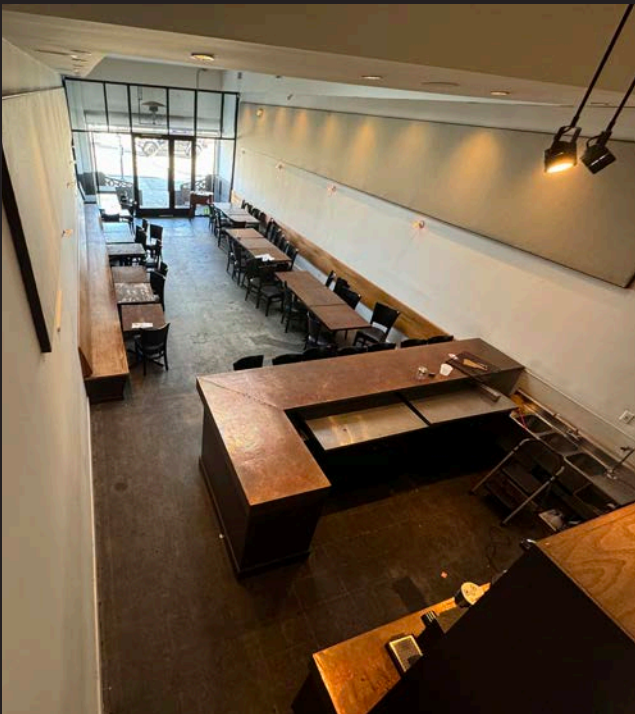


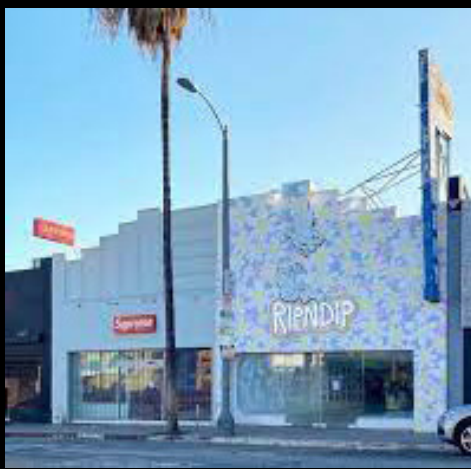
**CLICK HERE FOR  
PROPERTY VIDEO**

- **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**



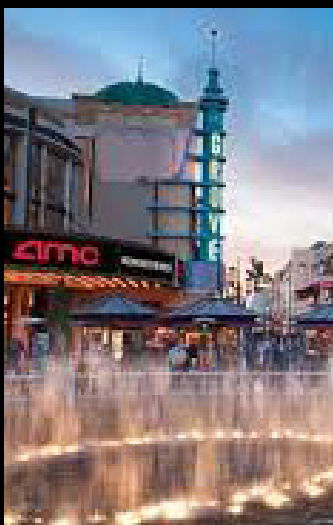
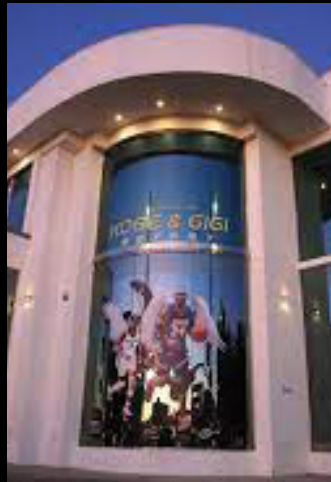
INTERIOR PHOTOS





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



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435



**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT

P 310.272.7381

E [DAVIDA@CAGRE.COM](mailto:DAVIDA@CAGRE.COM)

LIC. 01714442

**DAVID ICKOVICS**

PRINCIPAL

P 310.272.7380

E [DJI@CAGRE.COM](mailto: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](http://WWW.CAGRE.COM) LIC. 01876070