

RESTAURANT FOR SALE FOR EQUIPMENT VALUE

21765 Ventura Blvd., Woodland Hills, CA 91364



RESTAURANT
AVAILABLE

VENTURA BLVD.



Michael Haim Sharon ext.121, msharon@illicre.com, BRE# 01495419

Ofir Bass ext. 155, ofir@illicre.com, BRE# 02051001

Please visit us at:



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · BRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ±84,538 sq. ft. Sprouts Farmers Market anchored shopping center at near one of San Fernando Valley's best intersections
- Freeway visibility
- Ventura Boulevard Visibility with access from both Ventura Blvd.
- Adjacent to Gateway Plaza (Ralphs Market, Petco, Rite, Starbucks)
- Mediterranean/Kosher Turn-Key Restaurant with ample parking in Woodland Hills, Los Angeles.
- Fully permitted/equipped kitchen including a 16ft hood.

AREA HIGHLIGHTS

- Immediate access/visibility to/from the Ventura (US-101) Freeway (238,772 cars per day)
- Exposure on Ventura Blvd to almost Please fill in cars per day
- Strong demographics with average household incomes in excess of \$100,000 within a 3-mile radius
- Warner Center adjacent (16.5 million square feet of office, 2 regional malls)

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A rare opportunity to purchase a restaurant in this high demand neighborhood. Approximately 1050sq. ft. In a recently remodeled and updated shopping center with thriving retail stores. All equipment and recipes included.

All permits in place (health/city/fire/kosher-certificate)

Owner is willing to stay as an employee (a huge asset for a new owner/operator).

Low risk: operating business from day one with a customer base.

Future growth opportunities.

Asking price \$150k (less than 50% of the cost to build new)



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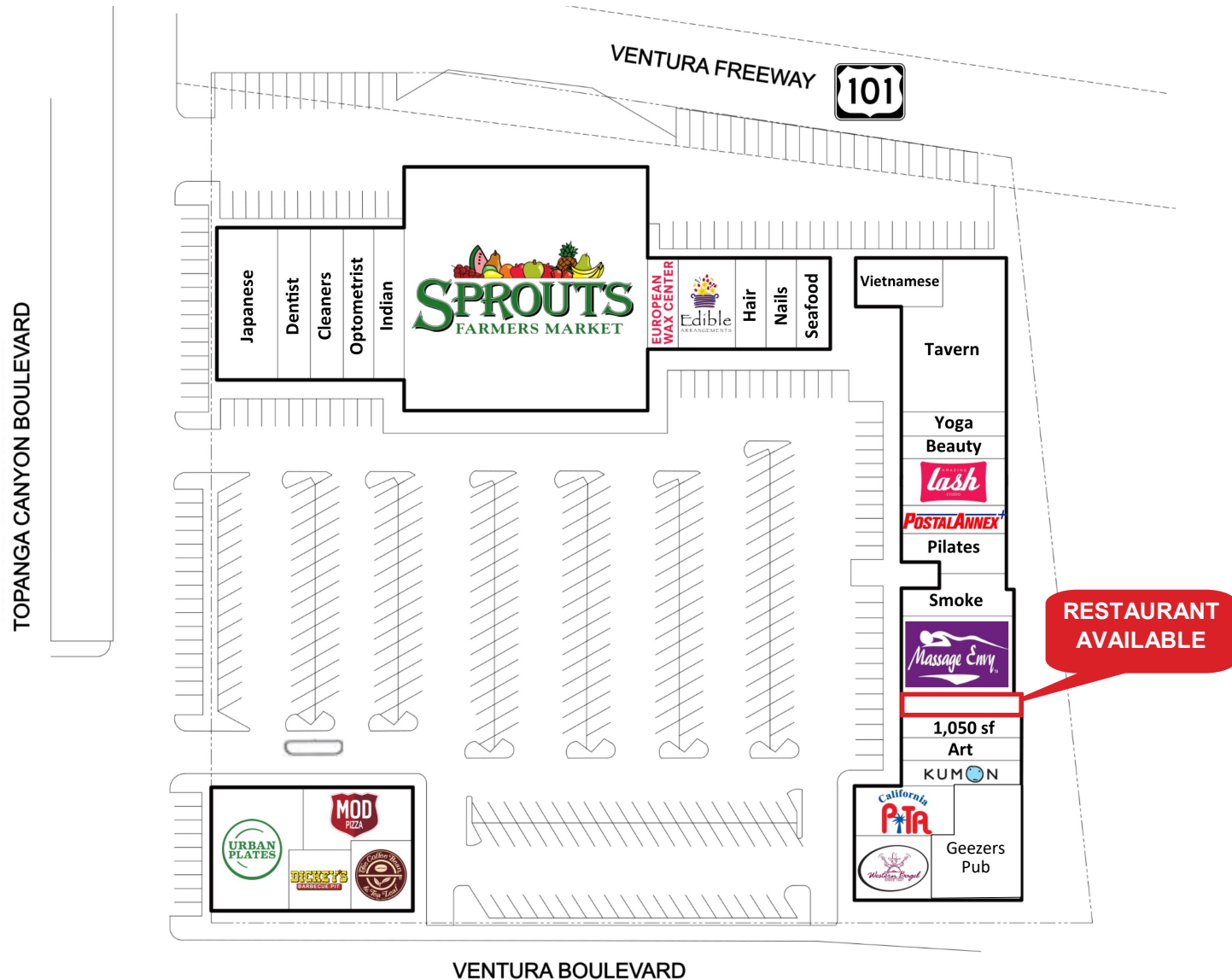
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