

# RESTAURANT FOR SALE FOR EQUIPMENT VALUE

21765 Ventura Blvd., Woodland Hills, CA 91364



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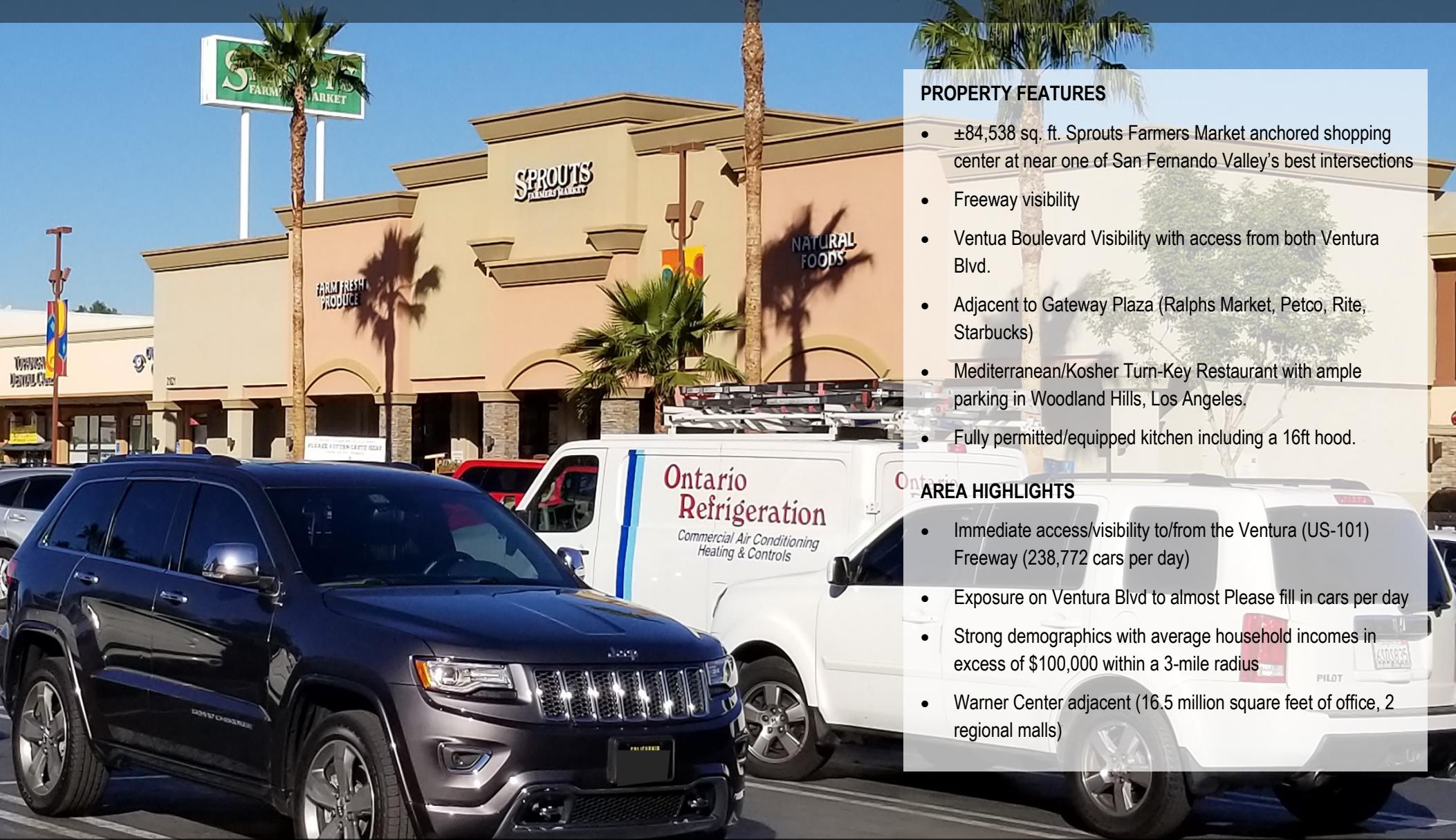
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## PROPERTY FEATURES

- ±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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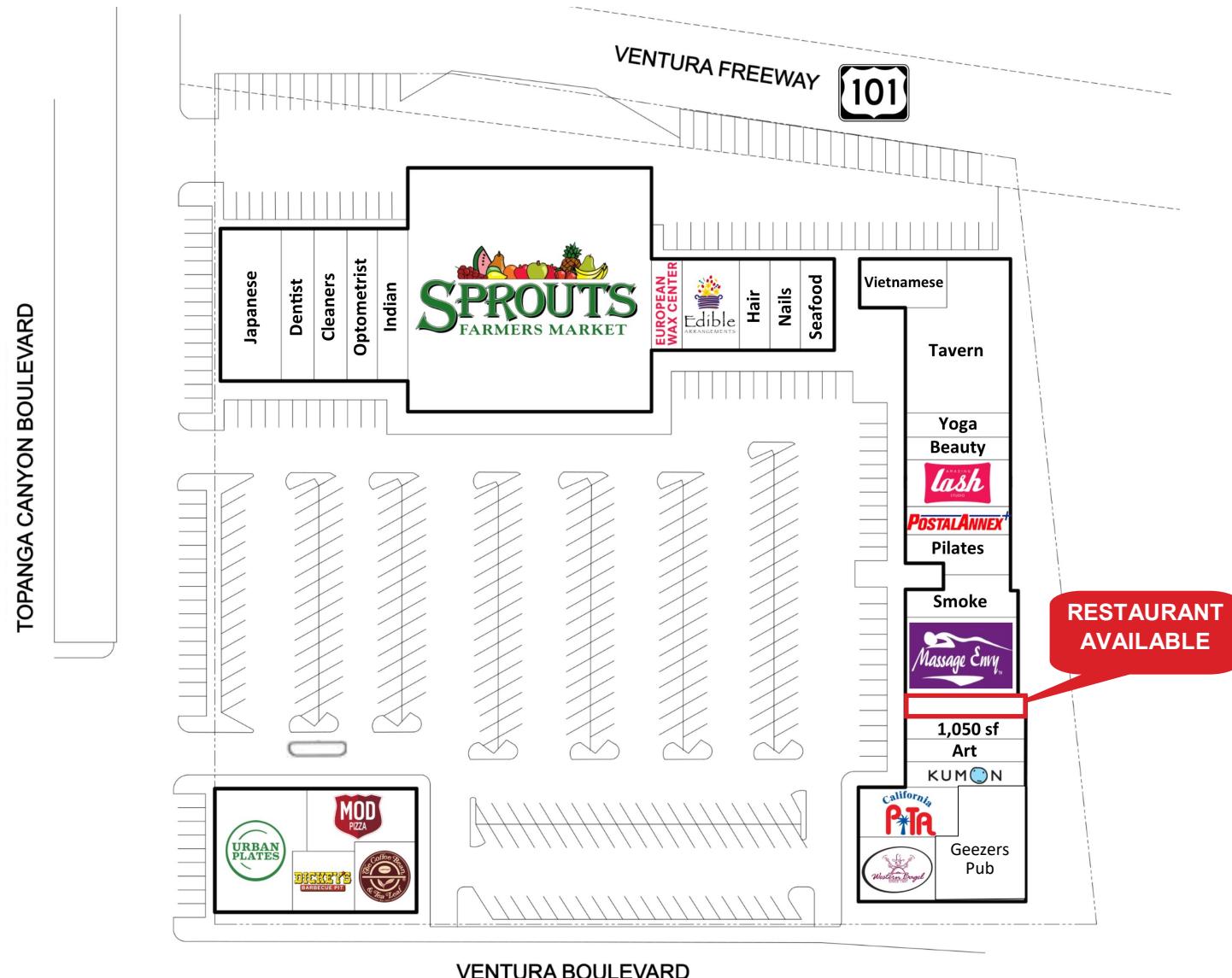
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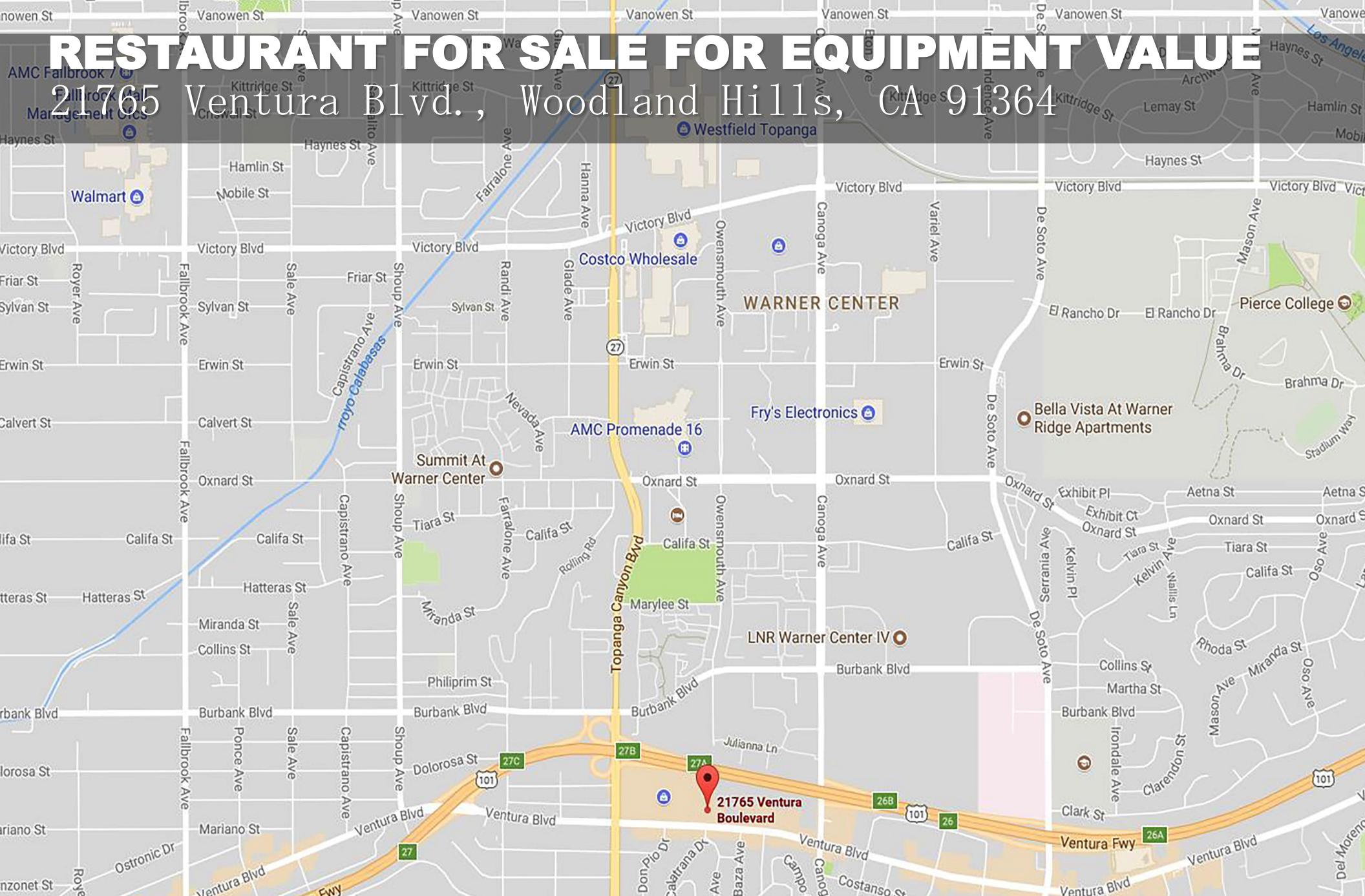
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