



8516 Lincoln Blvd.
LOS ANGELES CA 90045

**EXTREMELY RARE
RESTAURANT OPPORTUNITY**

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



OVER 50 YEARS IN BUSINESS

TYPE 41 LICENSE

- + GRANDFATHERED MONUMENT SIGN OPPORTUNITY**
- + APPROX. 1,750 SF**
- + TREMENDOUS DEMOGRAPHICS**
- + FAVORABLE LEASE TERMS**
- + EASY ACCESS TO FREEWAY**
- + KEY MONEY \$295,000**



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Property Photos



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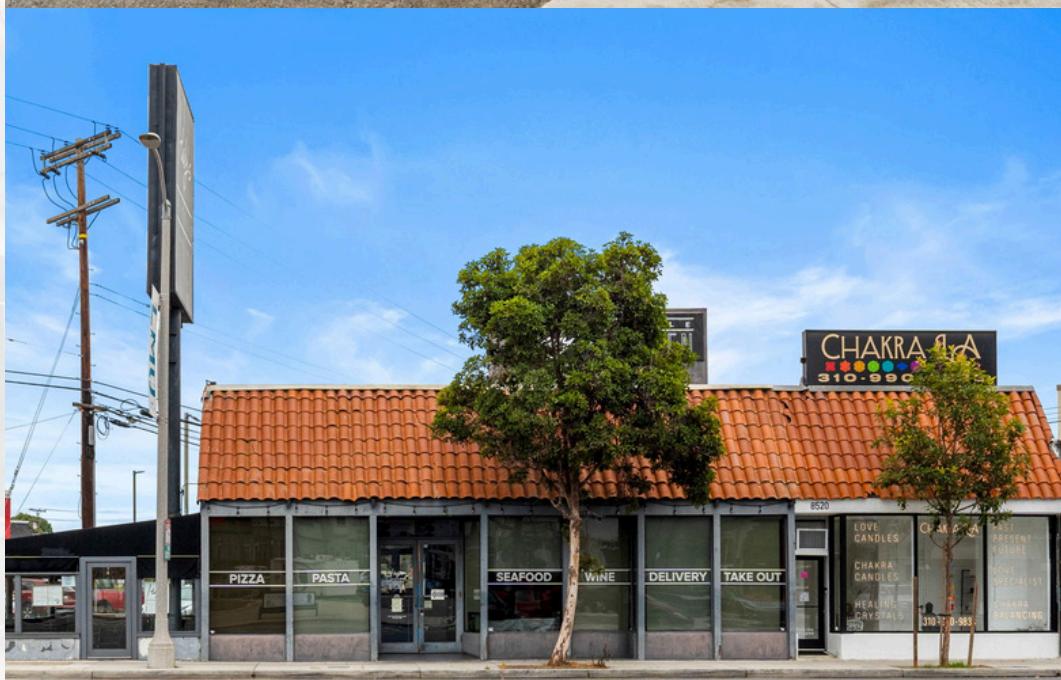
8516 Lincoln Blvd.
Los Angeles CA 90045

Area Highlights

- + Located in a hip neighborhood within close proximity to Playa Del Rey, LMU, Culver City and South Bay.



- + This restaurant is surrounded by various types of residences and retail shops. Prime location for both locals and visitors with unusually high traffic counts.





UCLA Marina
Aquatic Center

Fisherman's Village

Marina
Del Rey

Playa
Del Rey

Ballona
Wetlands
Ecological
Reserve

8516 Lincoln Blvd



the Manchester

OTIS

Otis College of Art and Design

hotel june



LAX

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LOS ANGELES CA 90045

THE PASSMAN GROUP

REAL ESTATE BROKERAGE

PIZZA

PASTA

Italia's
SISTER
KITCHEN

SEAFOOD

TAKE OUT

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