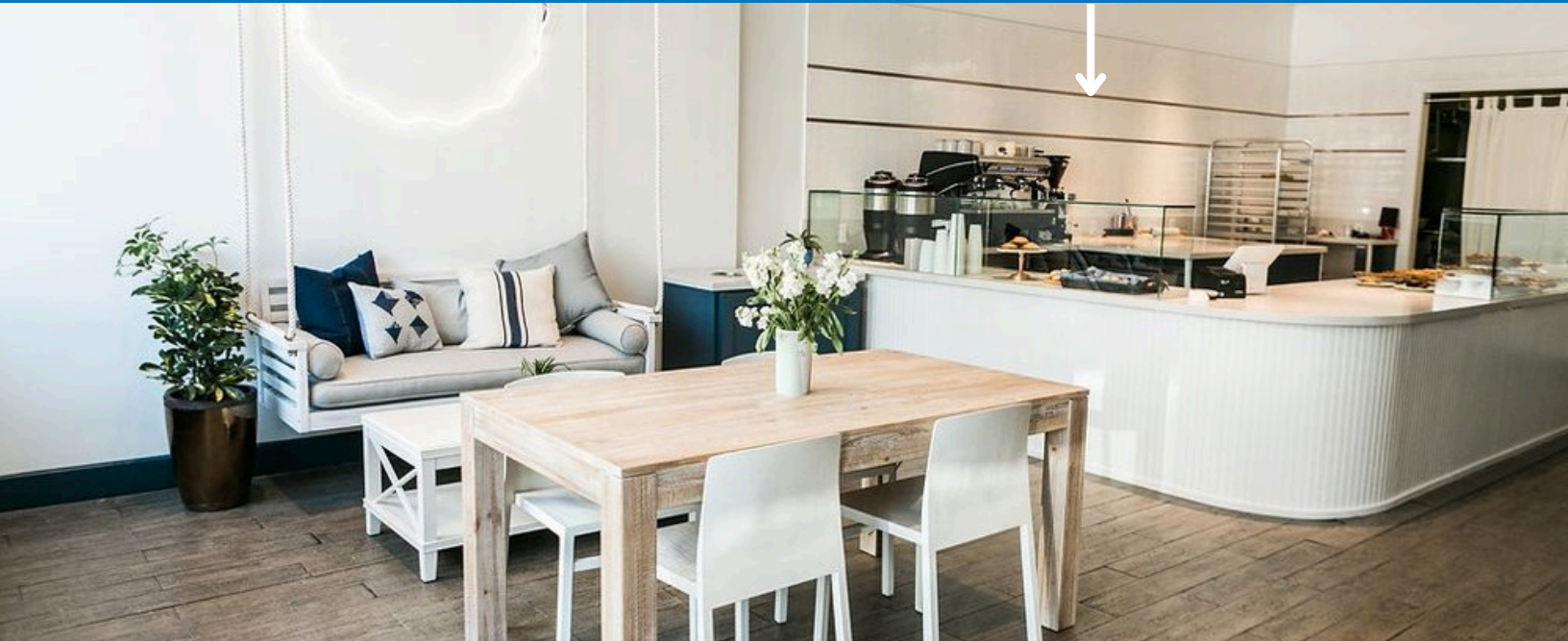


**DEMBO** REALTY

retail properties

SHARED SPACE  
COMMERCIAL KITCHEN  
SUB-LEASE



## SHARED SPACE OPPORTUNITY

COMMERCIAL KITCHEN/ PREP SPACE SUB-LEASE

800 SF

\$5,000/MONTH

9PM-9AM DAILY

PRIME BRENTWOOD LOCATION

CLOSE TO WESTSIDE & 405 FREEWAY

FLEXIBLE SUB-LEASE TERMS AVAILABLE



800 SF



KITCHEN



LOT IN REAR

**11678 SAN VICENTE BLVD  
LOS ANGELES, CA 90049**

**PHILIP KLAPARDA**

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310.278.4747 X12

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BEVERLY HILLS, CA 90212

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All information must be independently confirmed.



**DRY STORAGE AREA**

**SHARED ACCESS TO WALK-IN FRIDGE AND FREEZER**

**DESIGNATED PREP SURFACES**

**FULL ACCESS TO COMMERCIAL-GRADE INFRASTRUCTURE, INCLUDING:**

**COMMERCIAL OVEN**

**THREE-COMPARTMENT SINK**

**HIGH-TEMP DISHWASHER HANDWASHING STATIONS**

**LA COUNTY-PERMITTED KITCHEN SMALLWARES AND OTHER EQUIPMENT NEGOTIABLE**

**ACCESS & USAGE AVAILABLE HOURS: 9:00 PM – 9:00 AM, 7 DAYS/WEEK**

**BEST SUITED FOR: OVERNIGHT PRODUCTION - EARLY-MORNING BAKERY OR CATERING PREP**

**QUIET OPERATIONS ONLY; NO HIGH-NOISE OR SMOKE-INTENSIVE PROCESSES PERMITTED**

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