



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**

PHILIP@DEMBOREALTY.COM

310.278.4747 X12

LIC: #01347517

9595 WILSHIRE BLVD. STE 208  
BEVERLY HILLS, CA 90212

[DEMBOREALTY.COM](http://DEMBOREALTY.COM)

\*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.





DEMBO REALTY

retail properties

**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**

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

**KARI JAFFE**

KARI@DEMBOREALTY.COM

310.497.4291

LIC: #01956933

9595 WILSHIRE BLVD. STE 208  
BEVERLY HILLS, CA 90212

[DEMBOREALTY.COM](http://DEMBOREALTY.COM)

\*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.



