

5200 W. Washington Blvd.

LOS ANGELES, CA 90016

BUSINESS ASSET SALE

Cloverdale Av
1800 S

OFFERING MEMORANDUM



CITYSTREET
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Area Highlights



CityStreet Commercial is excited to present **5200 W. Washington Blvd.** to the Los Angeles market. This standalone, turn-key commercial kitchen is fully equipped and ready for use, featuring two spacious hoods, five office/storage rooms, a walk-in cooler/freezer, and a private gated parking lot. Centrally located with easy access to the 10/405/110/5 freeways, Culver City, Westside, Beverly Hills, Hollywood and Downtown LA.

Deal Points

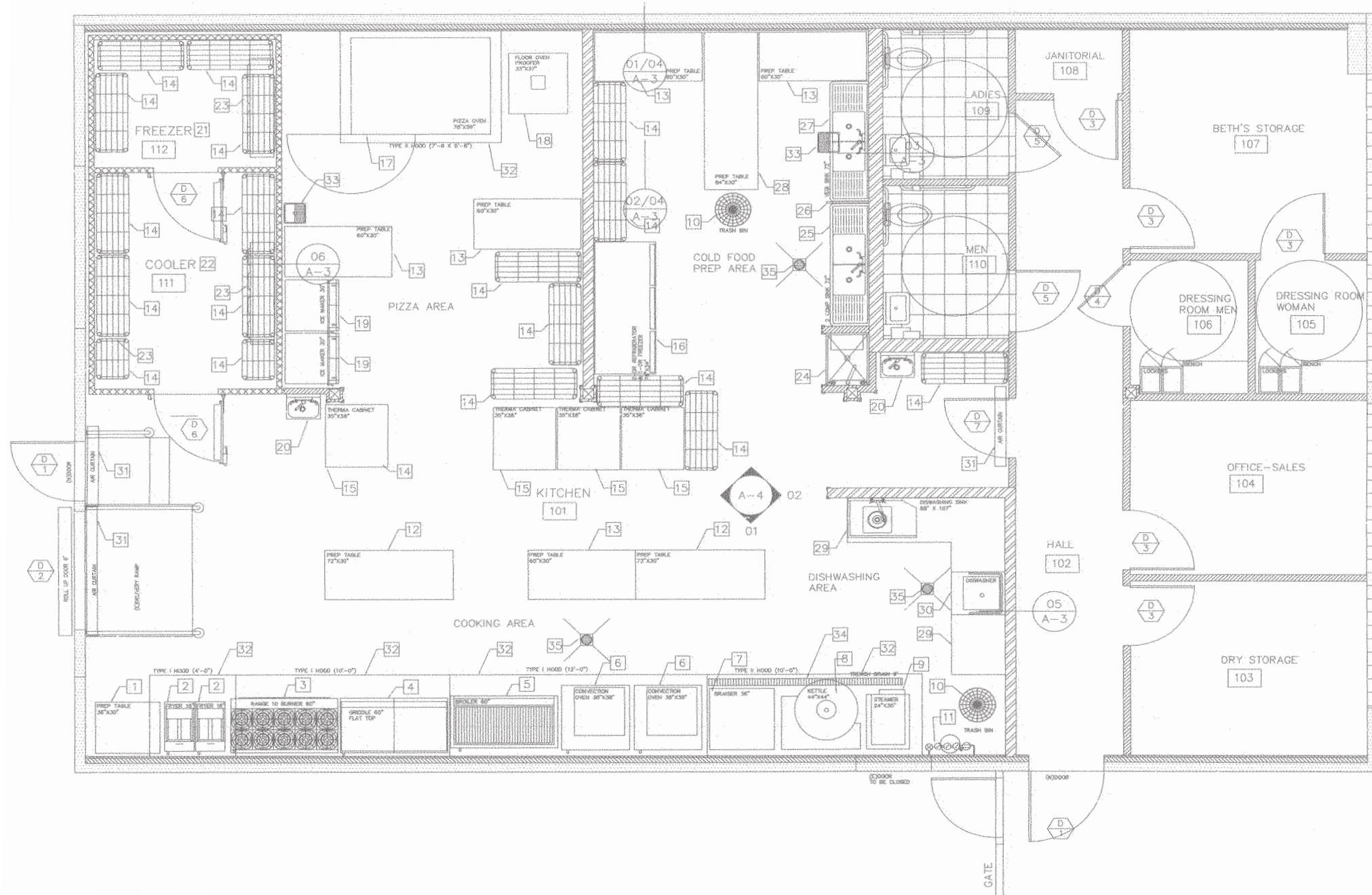
- + **Asking Price (Business Assets):**
\$125,000
- + Interior: Appx 2,280 SF
- + Lot Size: Appx 7,405 SF
- + Rental Rate: Appx \$11,960/mo +
Appx \$524/mo NNN
- + Lease Expires: October 2032 + (2)
two (5) five-year options
- + Secured Large On-Site Parking Lot
- + Exterior Storage Facilities
- + All FF&E Included in Sale



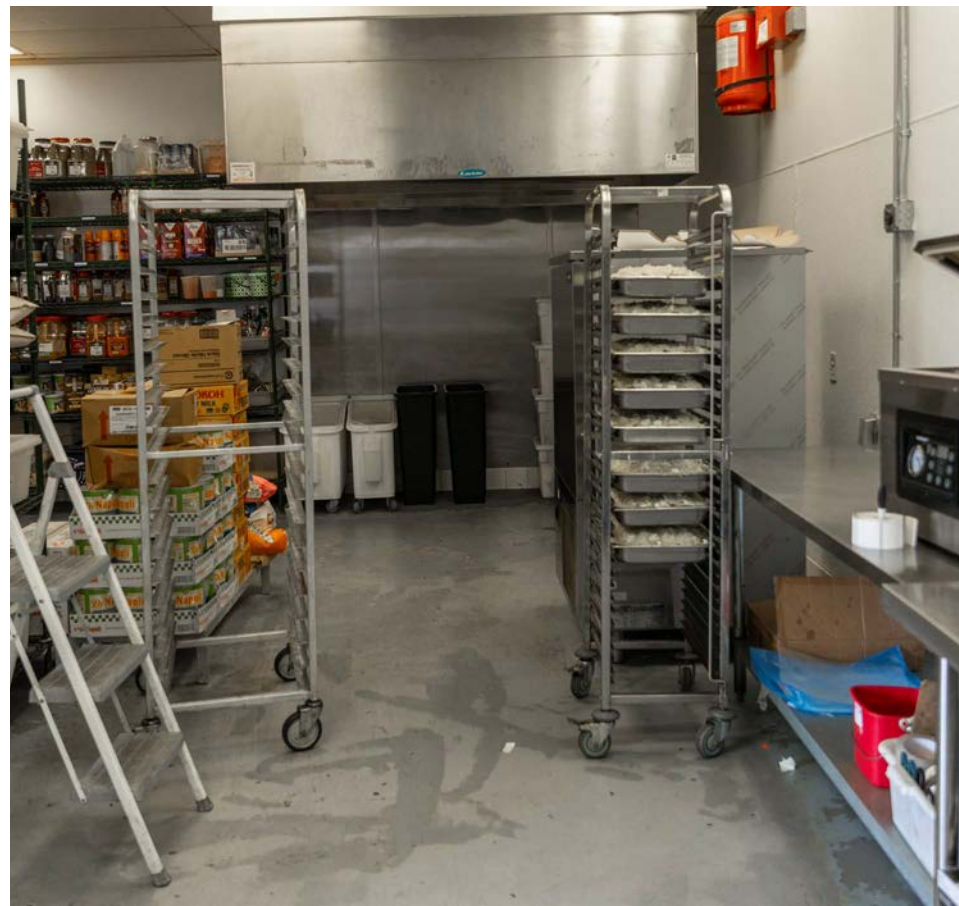
Floor Plan



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Property Photos



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