



**11400 W. Olympic Blvd**  
**Los Angeles, CA 90064**

Rare 2nd-Generation Restaurant & Bar Space in West LA

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# Property Overview

Offered to the market for the first time in over 30 years, Compass is proud to present the opportunity to lease and acquire an extremely rare 2nd generation restaurant and bar space in the heart of West LA. Consisting of ±4,932 SF of interior dining as well as an exclusive outdoor patio and private dining area, the restaurant has been a well-known and renowned destination with significant capital improvements and outstanding maintenance, all while professionally operated by seasoned industry veterans.

The offering represents a rare and exciting opportunity for restaurateurs and operators to take hold of a prominent, fully-fixturized 2nd generation restaurant space with multiple licenses, valet and on-site parking, in the highly desirable submarket of West Los Angeles; prized for outstanding market fundamentals and limited to no supply of 2nd generation restaurant opportunities.

- Please Call/Email Oliver Ghadoushi For Any Additional Information.
- Space is Tenant-Occupied. Please Do Not Disturb Occupants.
- Prospective person(s) to verify any and all accuracy of information and proposed uses with city.

## Property Highlights

- Rare 2nd-Generation Restaurant & Bar Space with High-End Build-Out, Furnishings, and Equipment
- Exclusive Outdoor Patio Seating
- Ideally Located in the Heart of West LA on Olympic Blvd & Purdue Ave
- Surrounded by Dense & Affluent Residential Communities
- Extremely Attractive and Long-Term Lease In-Place
- On-Site Parking Garage, Valet Parking, Rear Alley & Loading Access, Additional Office & Storage Space

# Lease & Sale Terms

<b>Size</b>	±4,932 SF
<b>Rent</b>	Upon Request
<b>CAM</b>	Upon Request
<b>Lease Term</b>	Upon Request
<b>Annual Increases</b>	Upon Request
<b>Licenses</b>	Type 47 and Type 58 with CUP from California Department of Alcoholic Beverage Control
<b>Exclusions</b>	Dishwasher(s), ice machine(s), all artwork

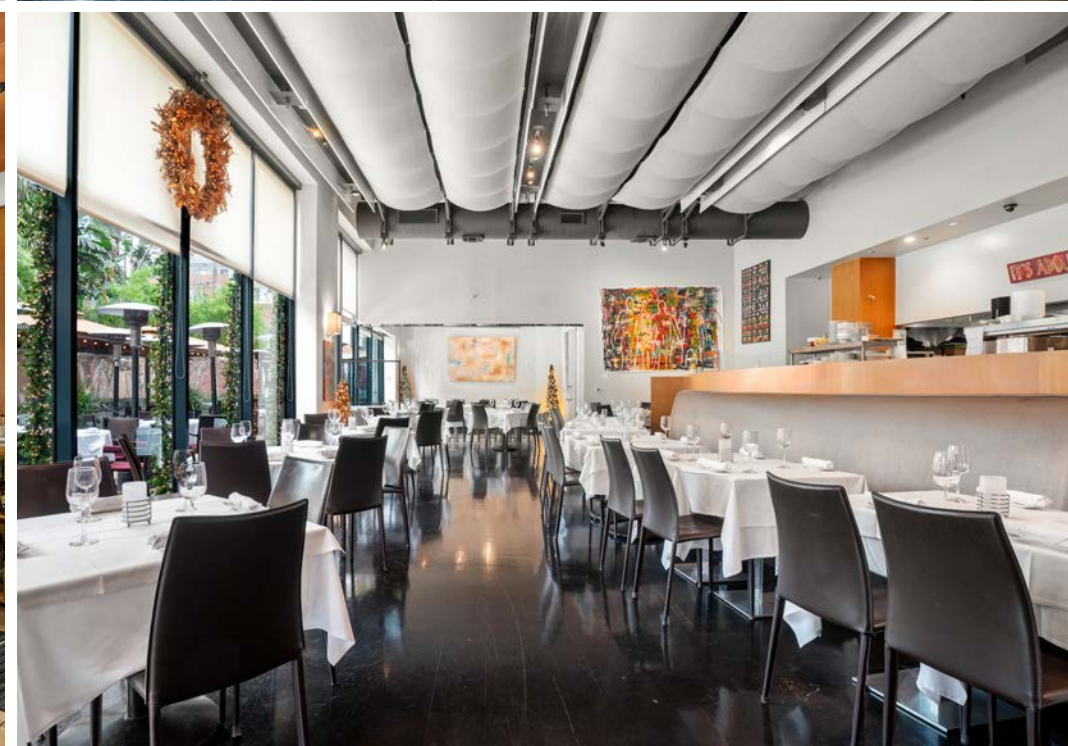
- Additional Office Space Included
- 3 Additional Storage Spaces Included (inclusive of mixing machine, sinks, refrigerator)
- Accessible Dock-High Loading with Rear-Alley Access
- Externally Located Grease Interceptor
- Liquor shall be purchased by inventory following transfer of license by ABC

## Asking Price

Upon Request (Key Money) Inclusive of Leasehold Interest, All Licenses, Furniture, Fixtures, and Equipment

Option to Takeover Existing Restaurant Name by New Corporation













11400 W Olympic Blvd is located in the center of the highly desirable West LA submarket, and minutes away from the coveted communities of Santa Monica, Brentwood, Westwood, and Culver City. West Los Angeles is known for its notable hub with a number of the world's largest technology and media companies, alongside a diverse tenant base inclusive of entertainment, financial, media, advertising, publishing, legal service, medical, and healthcare corporations. Companies including, but not limited to, Google, Riot Games, Lionsgate, Oracle, Hulu, Amazon, Apple, Universal Music Group, and more maintain headquarters or regional offices in West Los Angeles. The property is located nearby Sawtelle's acclaimed neighborhood, and features immediate access to both the 405 and 10 freeways with accessible public transportation via the Metro (E) line stations on the Olympic Corridor.

Located Across from Brand-New Lumen Mixed-Use Development

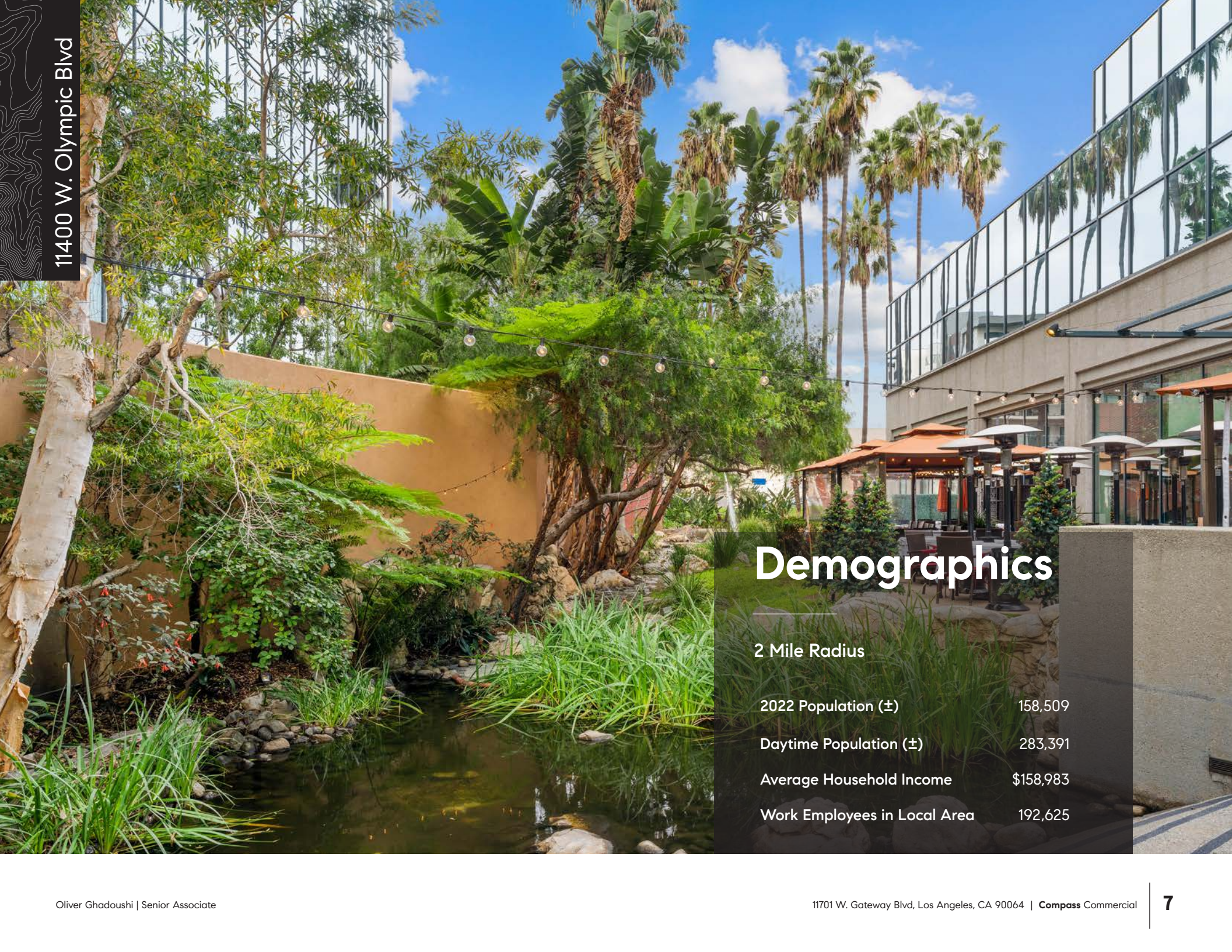
Located at the Core of West LA's Employment Hub

Adjacent to Sawtelle Restaurant Corridor

Vehicles Per Day: 47,500

Walk Score: 93 ("Walker's Paradise")





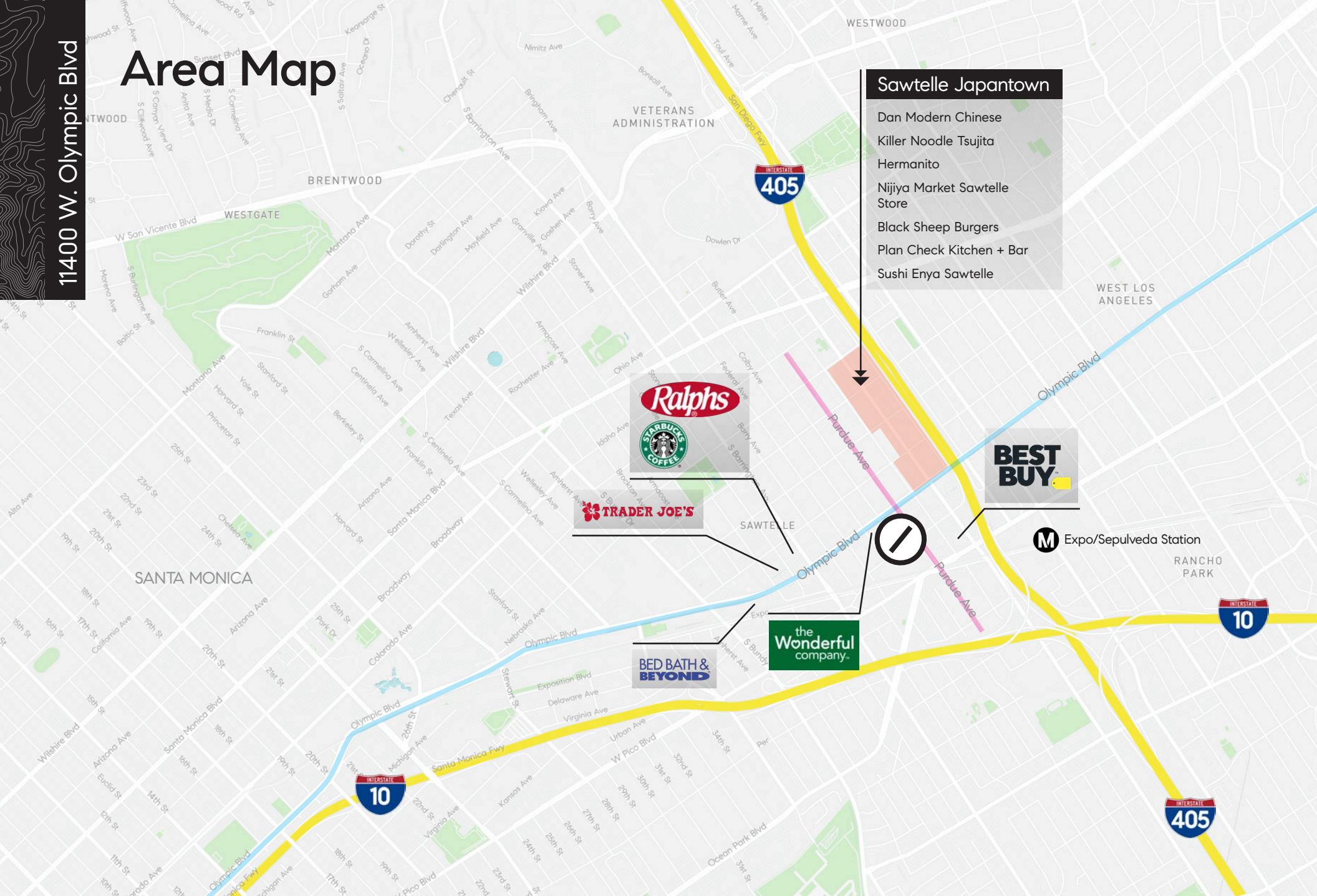
# Demographics

## 2 Mile Radius

2022 Population (±)	158,509
Daytime Population (±)	283,391
Average Household Income	\$158,983
Work Employees in Local Area	192,625



# Area Map



## Sawtelle Japantown

- Dan Modern Chinese
- Killer Noodle Tsujita
- Hermanito
- Nijiya Market Sawtelle Store
- Black Sheep Burgers
- Plan Check Kitchen + Bar
- Sushi Enya Sawtelle



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For more information regarding this opportunity, please contact:



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