

10708 JEFFERSON BOULEVARD
Culver City, CA 90230

BUSINESS OPPORTUNITY:
SHALIMAR CUISINE OF INDIA

FOR SALE



PLEASE DO NOT DISTURB TENANT



JOHN MOUDAKIS
310.395.2663 x116
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Lic# 01833441

CAROLINE ACCURSO
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10708 Jefferson Boulevard, Culver City, CA 90230

SIZE: Approximately 1,800 square feet

ASKING PRICE: \$175,000

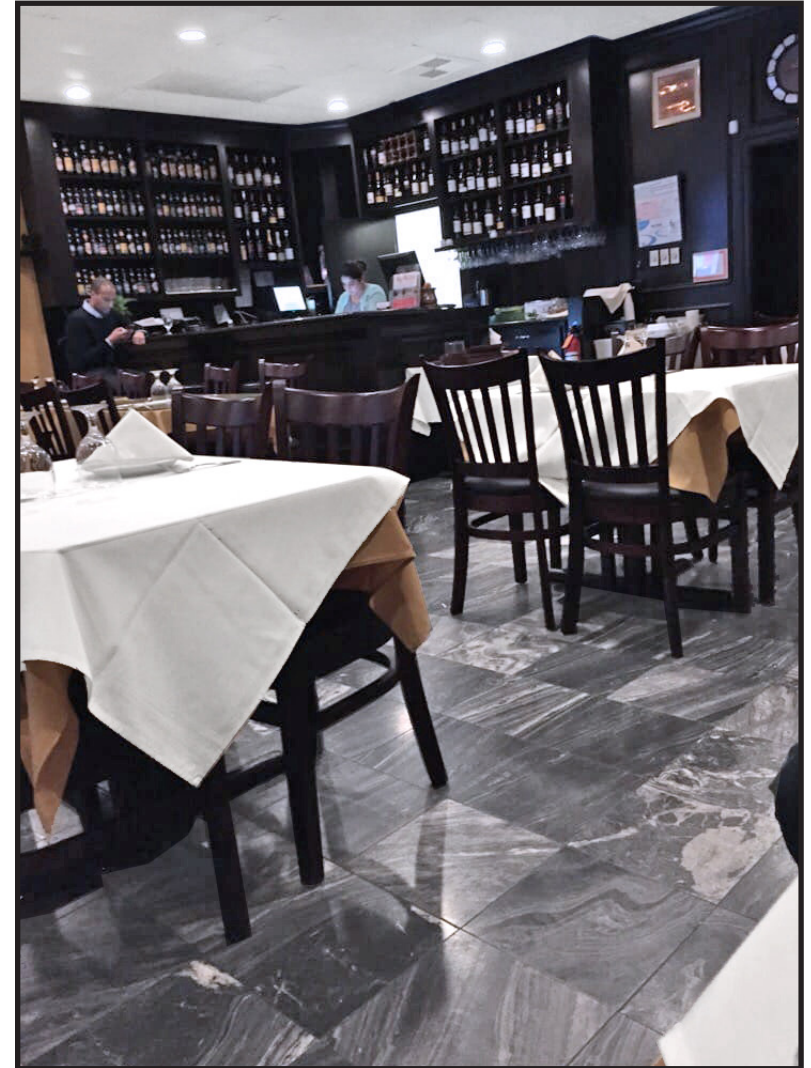
CURRENT RENT: \$6,616 per month including NNN

LEASE: New 5 year lease and 5 year option will be available to negotiate

PARKING: Abundant parking in shopping center

AVAILABLE: Immediately

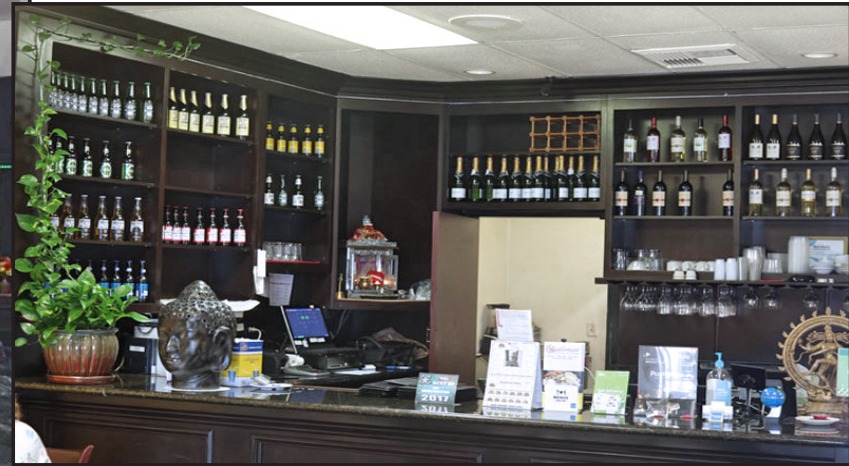
- Located in the heart of Culver City with abundant parking, part of the Raintree Plaza Shopping Center
- Other tenants include Chase Bank, Ralphs, Raintree Cleaners, Be Model Wig & Beauty Supply, Flame Broiler and more
- Walk in fridge and dry storage space
- Huge fully equipped kitchen with hood and grease bin
- Beer/wine license



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PROPERTY PHOTOS

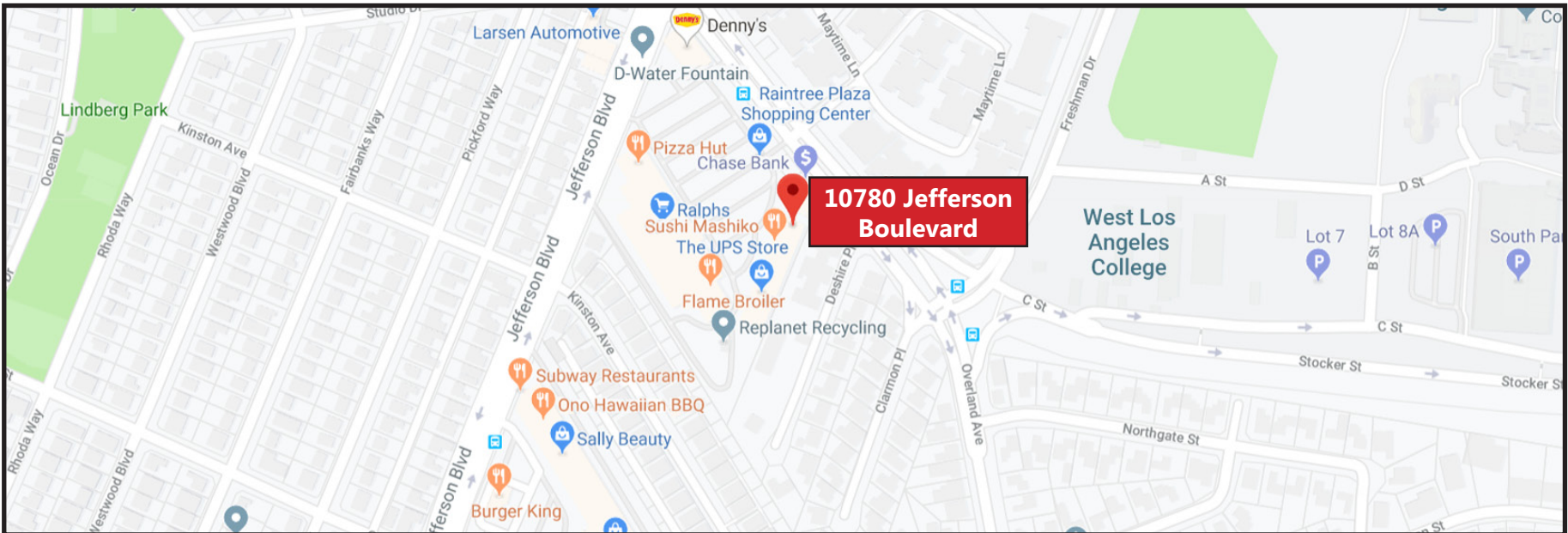


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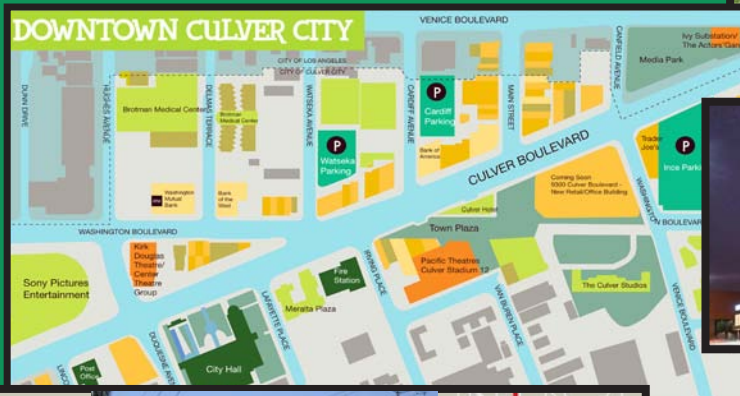


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Culver City is a town on the rise. People are coming to Culver City to live, eat, drink, shop, unwind, mingle and revel in the City's iconic beauty and rich history. The neighborhood has become a hub for culture and nightlife, hosting eclectic events while providing the clean and efficient transportation to reach them. Recent commercial developments have created an exhilarating momentum, turning heads throughout Southern California.

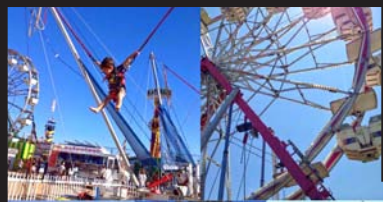
CULVER CITY



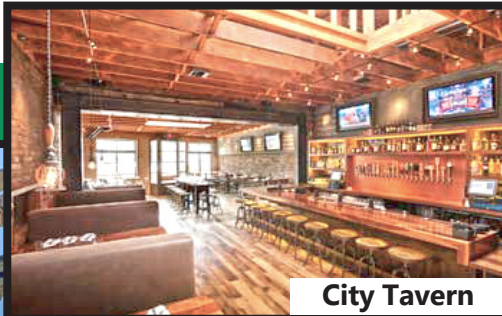
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LOCAL HIGHLIGHTS & EVENTS



Fiesta La Ballona



City Tavern



Fathers Office



Farmer's Market



LA Film Festival



Summer Concert Series



Public School



Baco Mercat



Culver Hotel



Akasha



Taste of the Nation



Classic Car Show



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