

904 N. Sycamore Ave.

LOS ANGELES, CA 90038

BUSINESS ASSET SALE

OFFERING MEMORANDUM



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# Area Highlights



CityStreet Commercial is pleased to present 904 N. Sycamore Ave., home to Gigi's—a chic, Parisian-inspired bistro known for its elevated American-French fare and stylish ambiance. Located in the heart of Hollywood's Sycamore District, the property offers prime visibility and steady foot traffic amid a vibrant mix of tenants including Sightglass Coffee, Tartine, Mr. T, Mizlala, Just One Eye and Mother Tongue. Just steps from major studios and high-end retail, this is a rare opportunity to join one of LA's most dynamic culinary and lifestyle hubs.

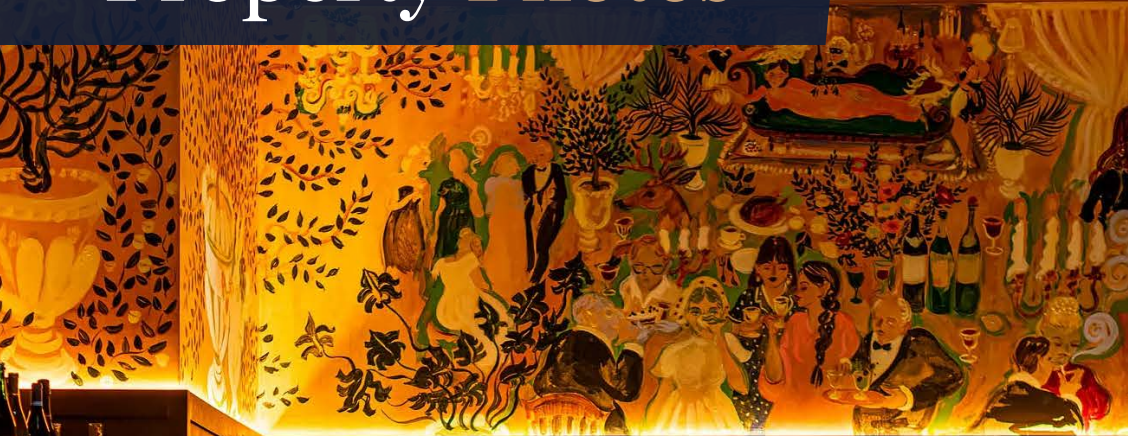
## Deal Points

- + **Asking Price: Negotiable**
- + Size: Appx 1,845 SF - Dining Area 1,270 SF, Kitchen Appx 215 SF, Service/Circulation Appx 360 SF
- + Lease Rate: Appx \$3,988/Mo + \$1,923 NNN
- + Additional Storage Space: Appx \$2,010/Mo
- + Lease Expires: Feb 2030 + (2) Two (5) Five-year options
- + ABC Type-47 Liquor License Included in Sale
- + Hours of Operation: 9:00 am to 12:30 am Sunday-Wednesday & 9:00 am to 2:00 am Thursday-Saturday



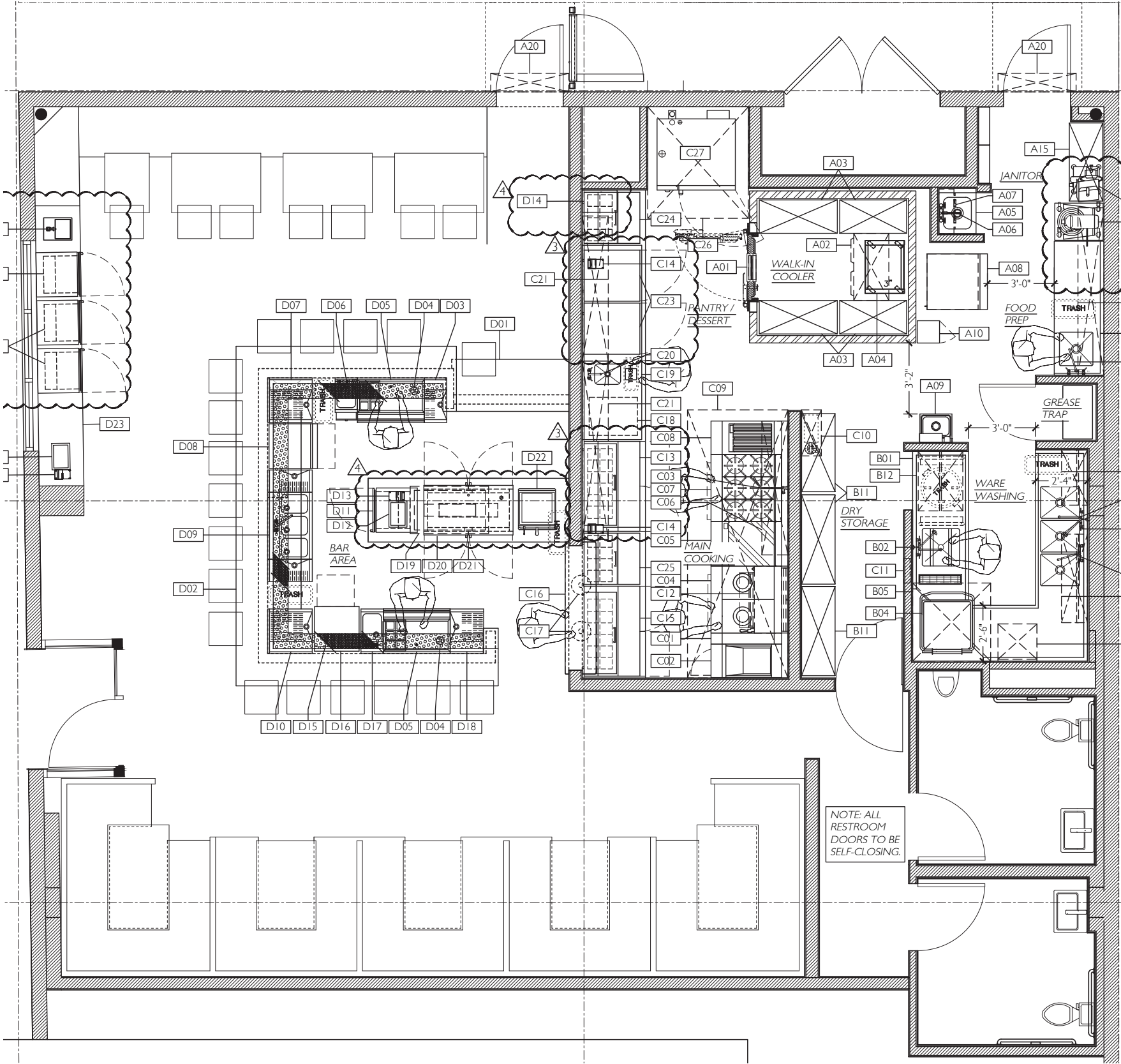


# Property Photos





# Floor Plan



# Neighboring Tenants



TARTINE

MIZ  
LA  
LA









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Contact us:

**Elan Kermani**

President

+1 310 734 7772

elan@citystreetcre.com

CA License No. 01441510

**Christian Montoya**

Senior Associate | Director of Marketing

+1 562 252 5770

christian@citystreetcre.com

CA License No. 02093406



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