

904 N. Sycamore Ave.

LOS ANGELES, CA 90038

**BUSINESS ASSET SALE**



OFFERING MEMORANDUM

# 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

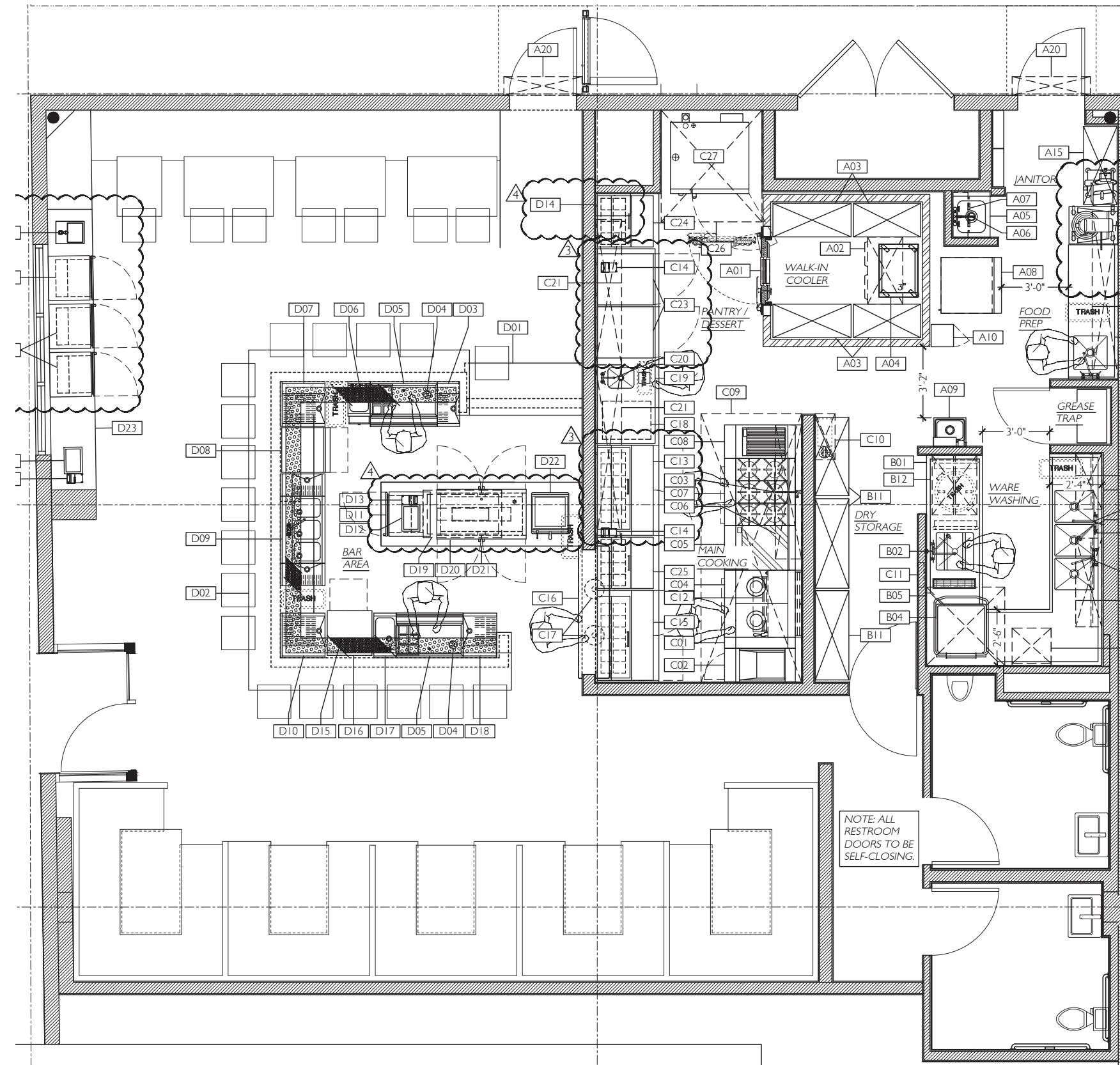
- + Asking Price: Negotiable
- + Size: Appx 1,845 SF - Dining Area 1,270 SF, Kitchen Appx 215 SF, Service/Circulation Appx 360 SF
- + Lease Rate: Appx \$3,988/Mo + \$1,923 NNN
- + Additional Storage Space: Appx \$2,010/Mo
- + Lease Expires: Feb 2030 + (2) Two (5) Five-year options
- + ABC Type-47 Liquor 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



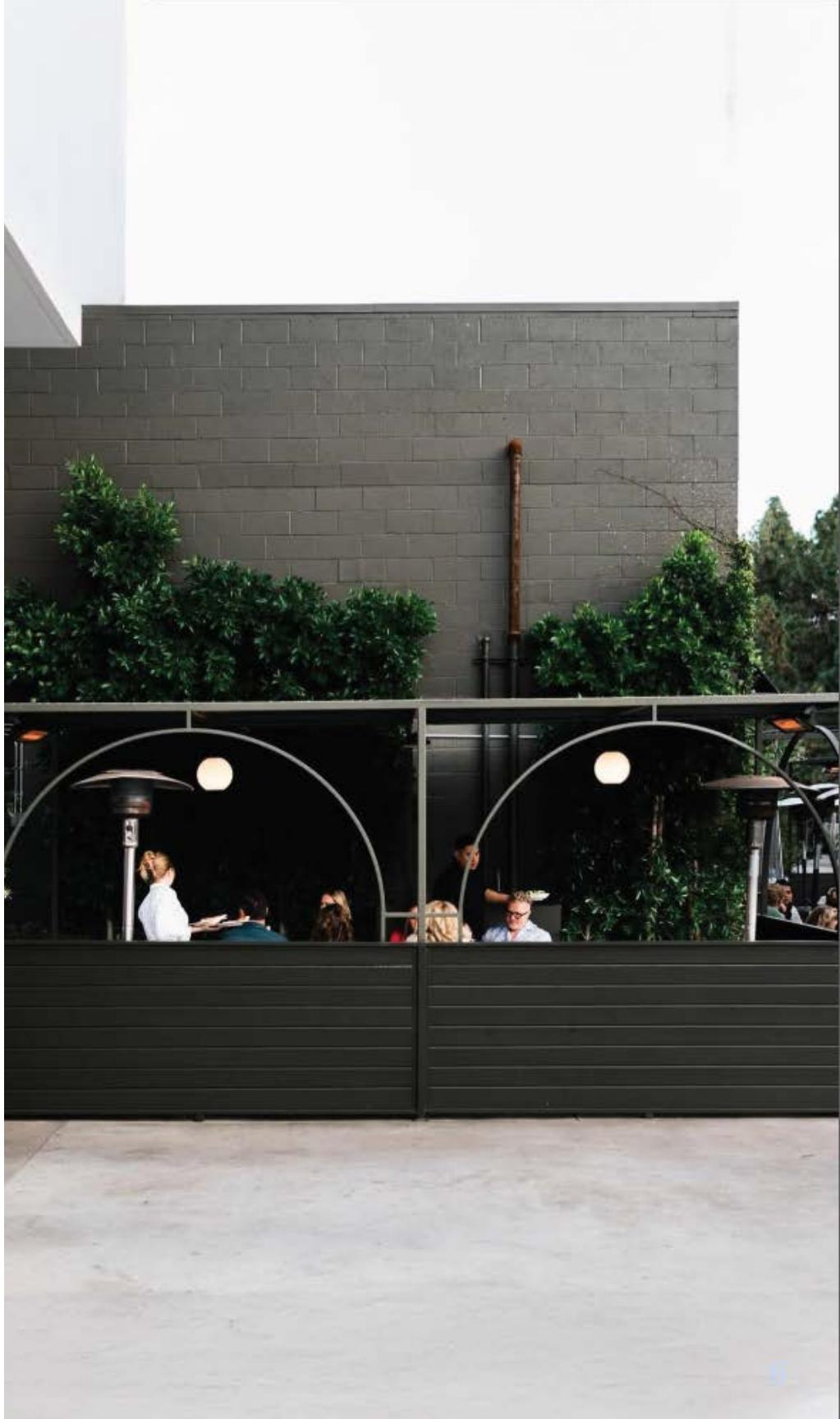
# Neighboring Tenants

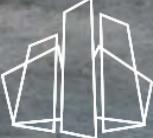


TARTINE

MIZ  
LA  
LA





  
CITYSTREET  
COMMERCIAL

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## BUSINESS ASSET SALE

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