



# SOUTH PARK GROUP

[www.southparkgroup.com](http://www.southparkgroup.com)



## FOR LEASE

### RESTAURANT/CAFE (Formerly Coffee Bean)

7235 Beverly Boulevard  
Los Angeles, California 90036

#### AVAILABLE SPACE

Freestanding restaurant/cafe space consisting of **approx. 1,400 sqft**, with main structure under 1,000 sqft. Second structure on the lot with 3 offices were used as storage spaces.

**Rate:** \$8,000 per month, Modified Gross

**Lease Term:** 5 years

#### SAM MINASIAN

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This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.