



COMMERCIAL
ASSET GROUP



CLICK FOR
PROPERTY VIDEO

RECENTLY BUILT OUT RESTAURANT SPACE ON PICO BLVD IN THE HEART OF PICO ROBERTSON

8820 W. PICO BLVD, LOS ANGELES, CA 90035

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SPACE SIZE

±2,000 SQFT

LEASE RATE

\$5.00 PSF/MO + NNN

(NNN = \$1.30 PSF/MO)

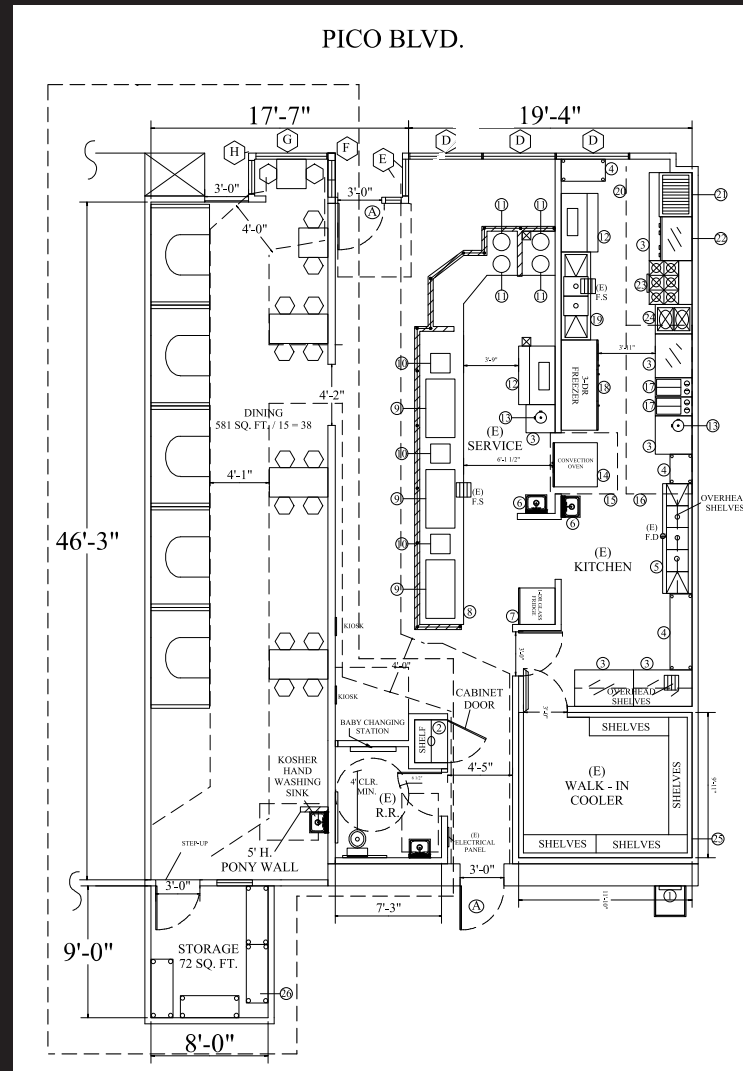
\$195,000 KEY MONEY

TERM

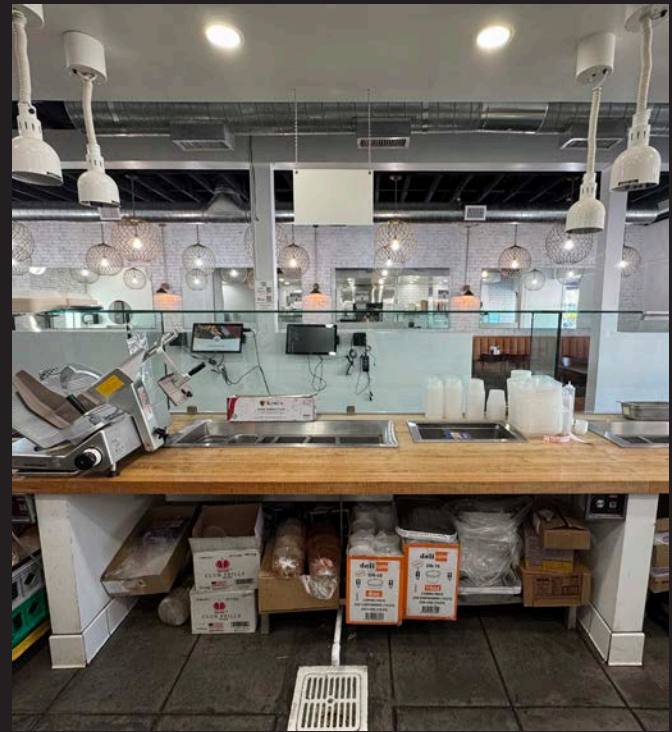
LANDLORD TO ISSUE NEW LEASE

- **FULLY BUILT OUT RESTAURANT/QUICK SERVE SPACE, COMPLETED LAST YEAR**
- **LOCATED IN THE HEART OF THE PICO/ROBERTSON CORRIDOR AND SITUATED NEXT TO SOME OF THE BEST KOSHER RESTAURANTS IN THE CITY**
- **NEIGHBORS ON THE BLOCK INCLUDE LENNY'S CASITA, LAMALO CAFÉ, KOSHCO, SCHWARTZ MARKETPLACE AND MANY OTHERS**
- **LARGE PUBLIC PARKING LOT ON THE BLOCK**

FLOOR PLAN



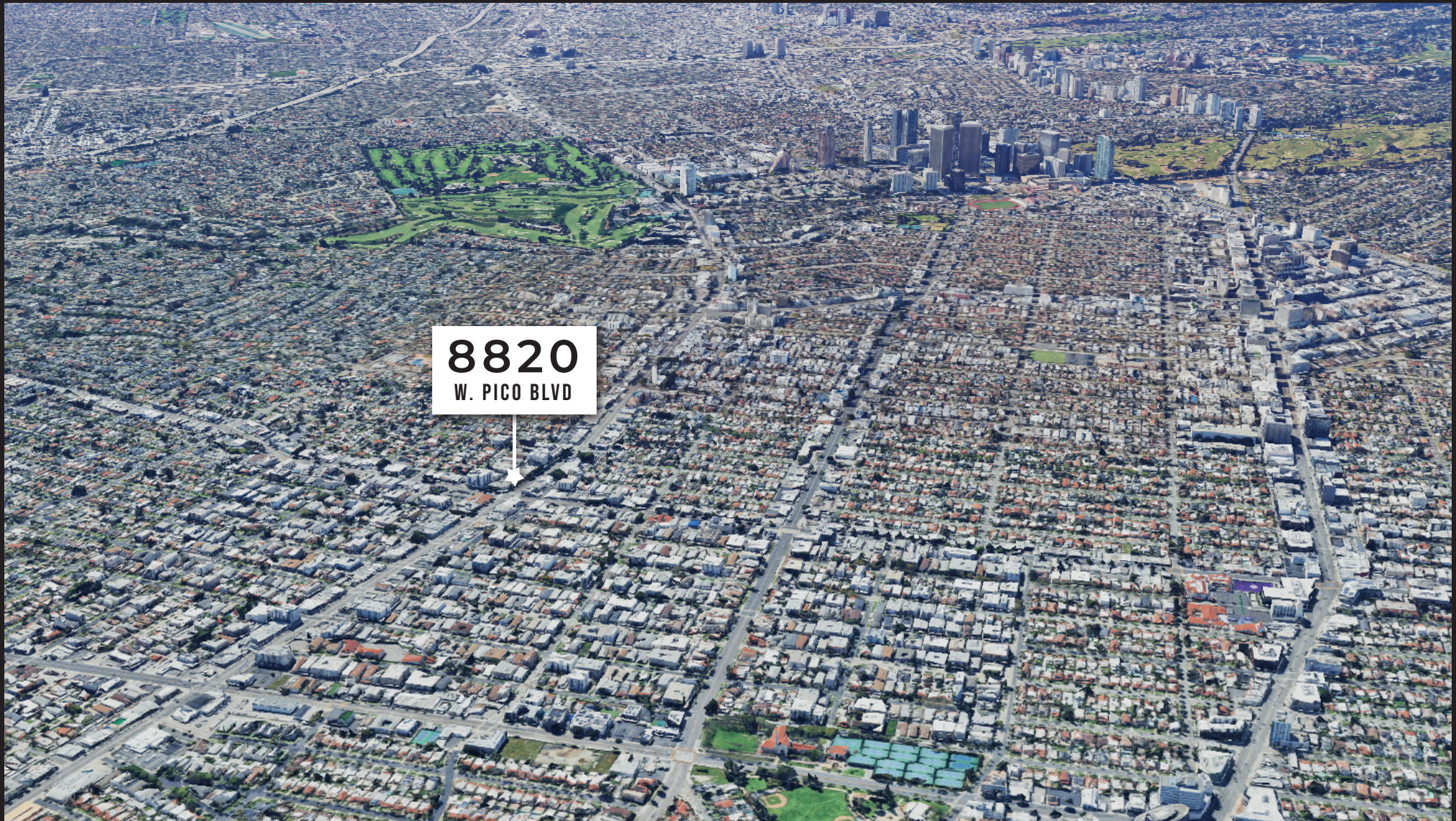
INTERIOR PHOTOS



THE NEIGHBORS



AERIAL





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