



ASSET SALE

2ND GENERATION RESTAURANT

9531 CULVER BLVD,
CULVER CITY, CA 90232

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DOWNTOWN CULVER CITY



High foot traffic: Constant flow from office workers, studio employees, and residents keeps the streets busy day and night.



Entertainment hub: Surrounded by movie studios, theaters, and nightlife people come here to eat, drink, and hang out.



Affluent demographics: Culver City residents and nearby Westside neighborhoods bring strong disposable income.



Tourism draw: Visitors flock to the area for its history, studio tours, and trendy dining scene.



LOCATION HIGHLIGHTS



Situated in the core of Downtown adjacent to The Culver Hotel, Culver Steps, Amazon Studios, and Sony Pictures.



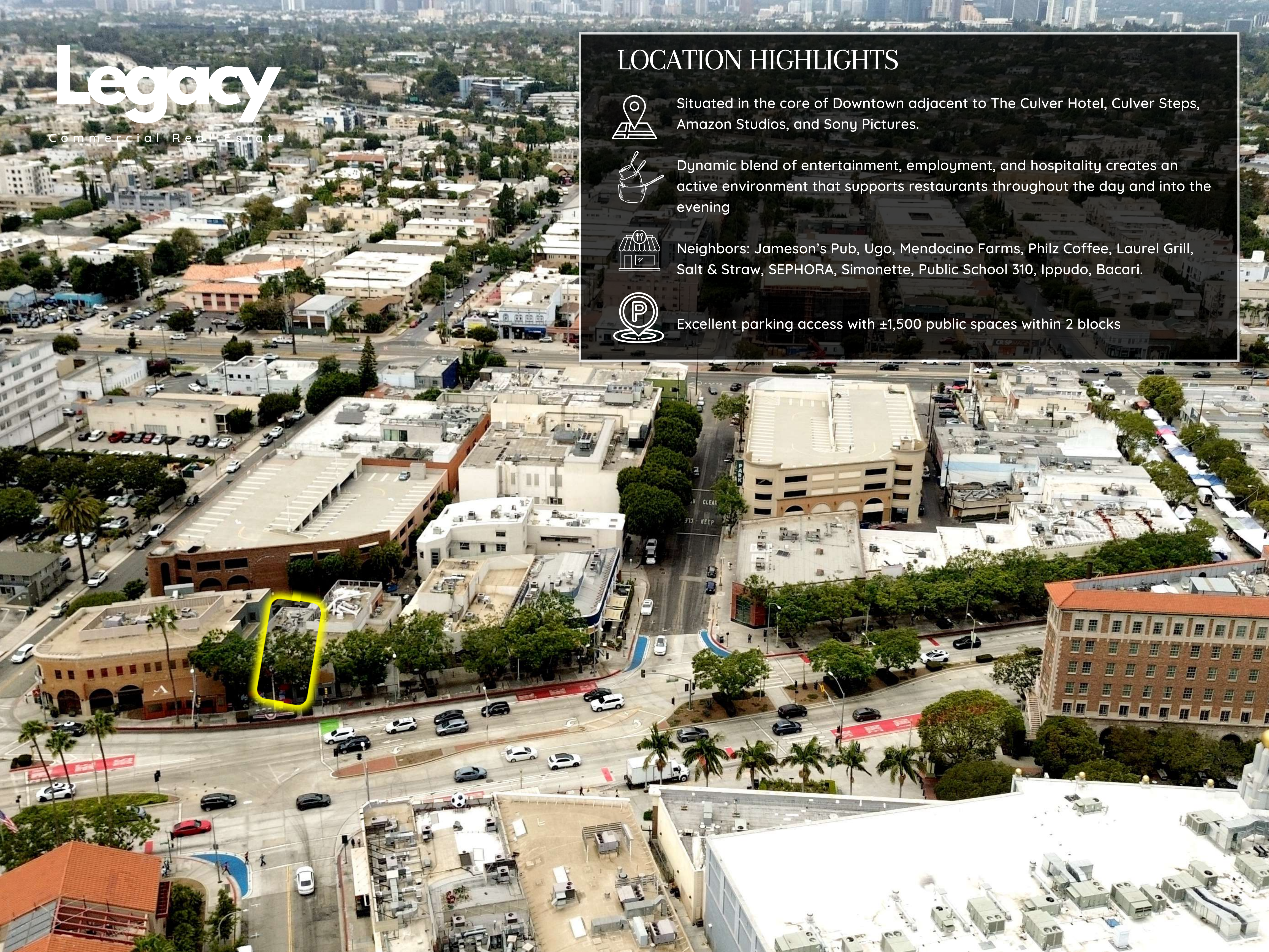
Dynamic blend of entertainment, employment, and hospitality creates an active environment that supports restaurants throughout the day and into the evening



Neighbors: Jameson's Pub, Ugo, Mendocino Farms, Philz Coffee, Laurel Grill, Salt & Straw, SEPHORA, Simonette, Public School 310, Ippudo, Bacari.



Excellent parking access with ±1,500 public spaces within 2 blocks





DEAL HIGHLIGHTS:

Premises:	±2,600 SF + Patio
Lease Expiration:	May 4, 2031
Extension Option:	One (1) Five-Year Option
Current Base Rent:	\$21,666/Month
NNN Expenses:	\$2,630/Month
CUP:	Allows full liquor (Type 47 Lic)
Offering Price:	Contact Broker





DOWNTOWN LA

EREWON

LAUREL GRILL



amazonstudios

SEPHORA

SALT & STRAW

Mendocino Farms

The CULVER HOTEL

THE CULVER THEATER



Pop's Bagels

philz Coffee

COLESTONE

MENSHO

JAMESON'S PUB

NONG lá

ugo

tendergreens

CULVER BLVD VPD 35K



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