

INDUSTRY

FOR LEASE

RESTAURANT ASSET SALE / LEASE ASSIGNMENT

±3,840 RSF

5715
N FIGUEROA ST
HIGHLAND PARK

INDUSTRYPARTNERS.COM

310 395 5151

CA BRE No. 01900833

ARAM POGOSIAN

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CA BRE No. 01816276

MAGUIRE PARSONS

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CA BRE No. 02047123

AVAILABLE RSF

±3,840 RSF

PRICE IMPROVEMENT

\$295,000

PARKING

Rear city lot + street

FEATURES

2nd generation restaurant with full liquor

Current rent: \$15,580.47/month + NNN (\$1.30 PSF)

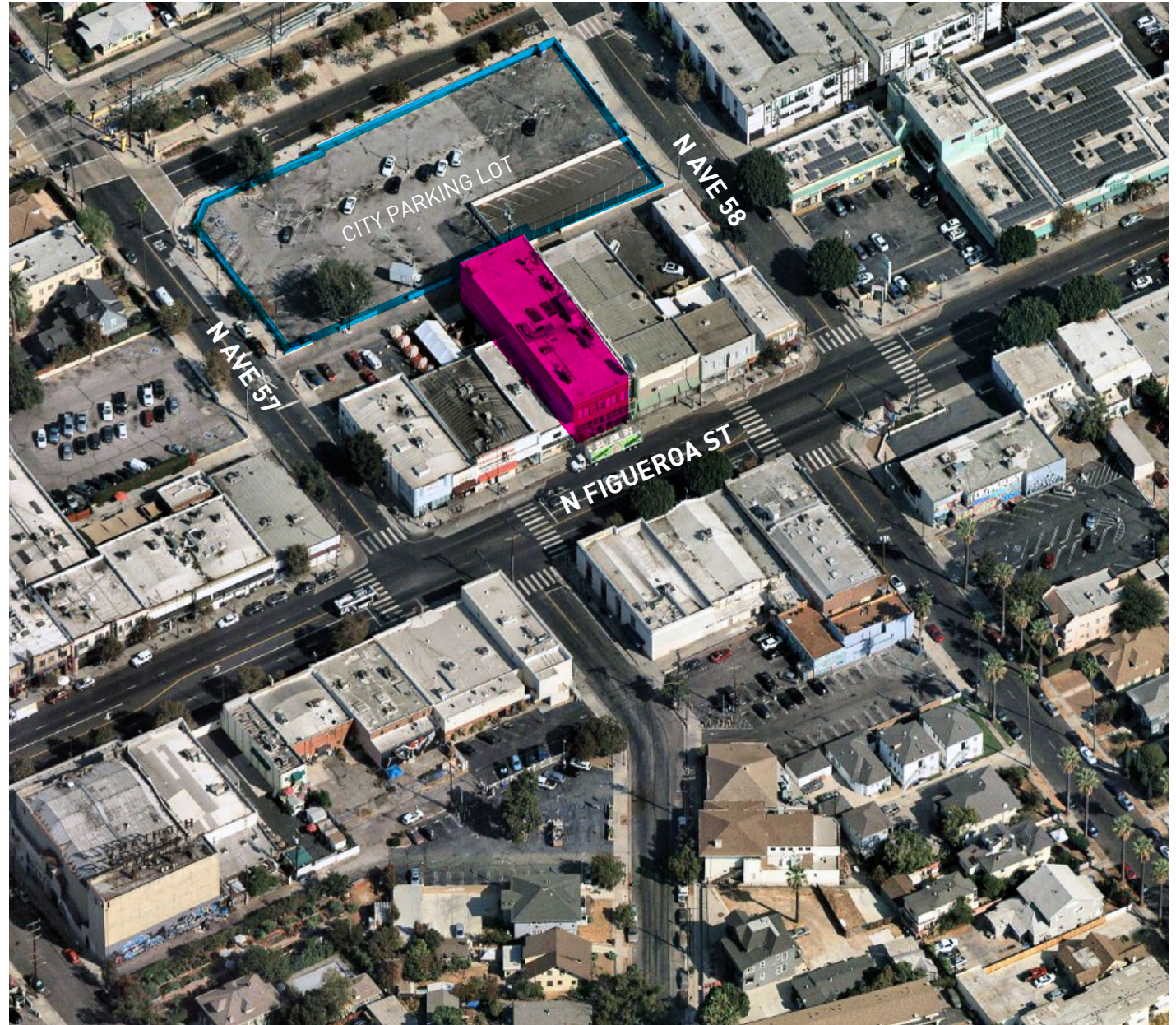
Initial term: 4 years remaining

Two 5yr options at FMV (not personal to Tenant)

Fully-built out restaurant with FF&E, entitlements, and full liquor license

Additional prep kitchen and storage area planned and permitted

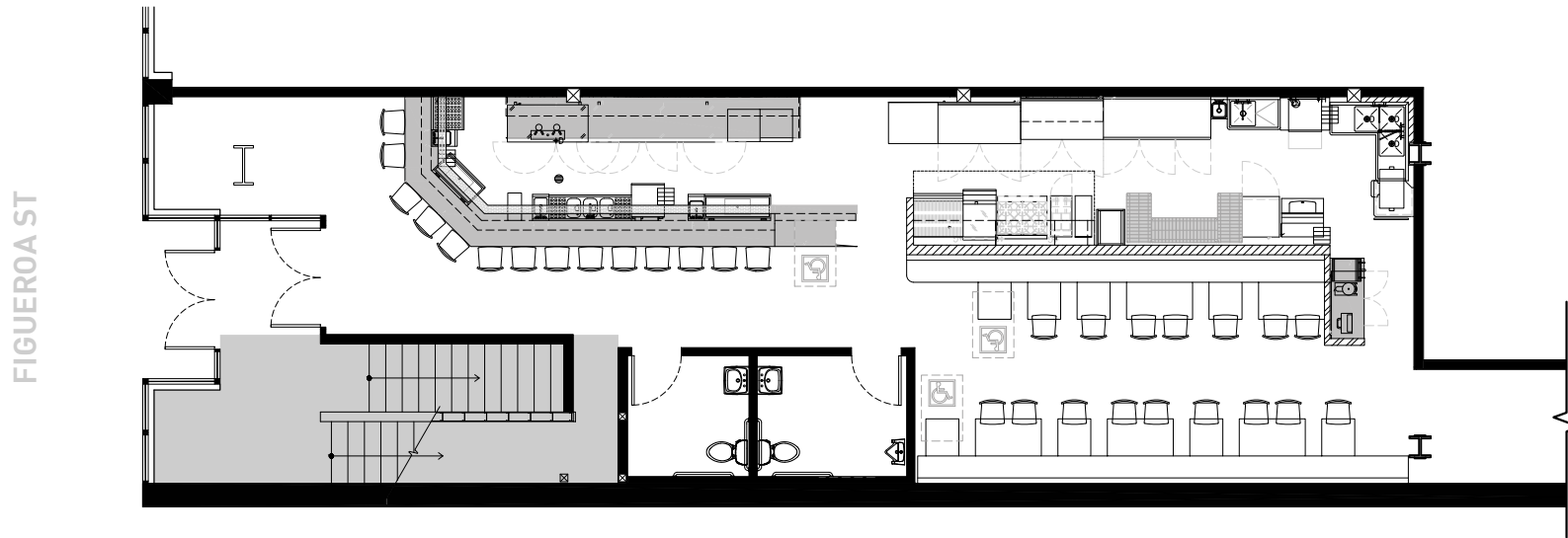
Type 47 CUP + ABC license



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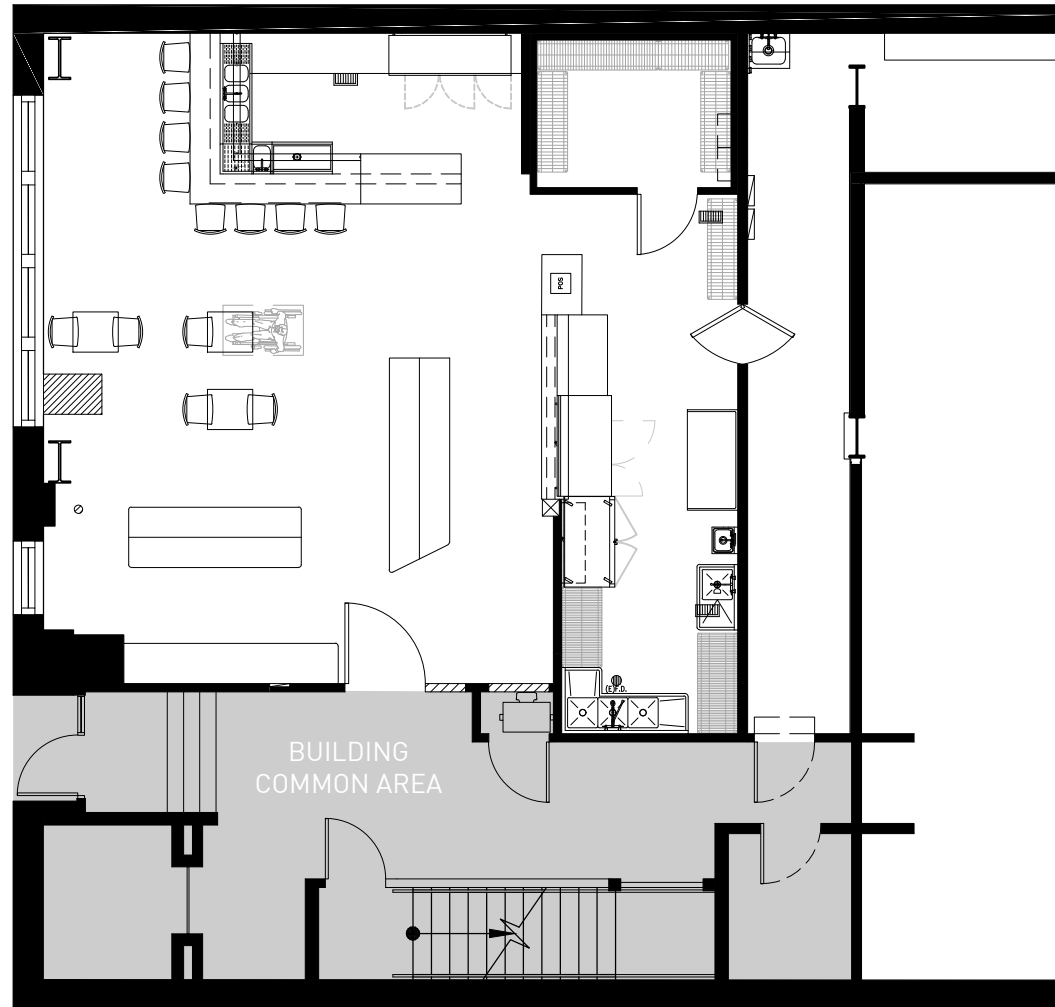
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GROUND FLOOR



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

PREP KITCHEN / STORAGE AREA
(WITH MEZZANINE)



NOT TO SCALE.
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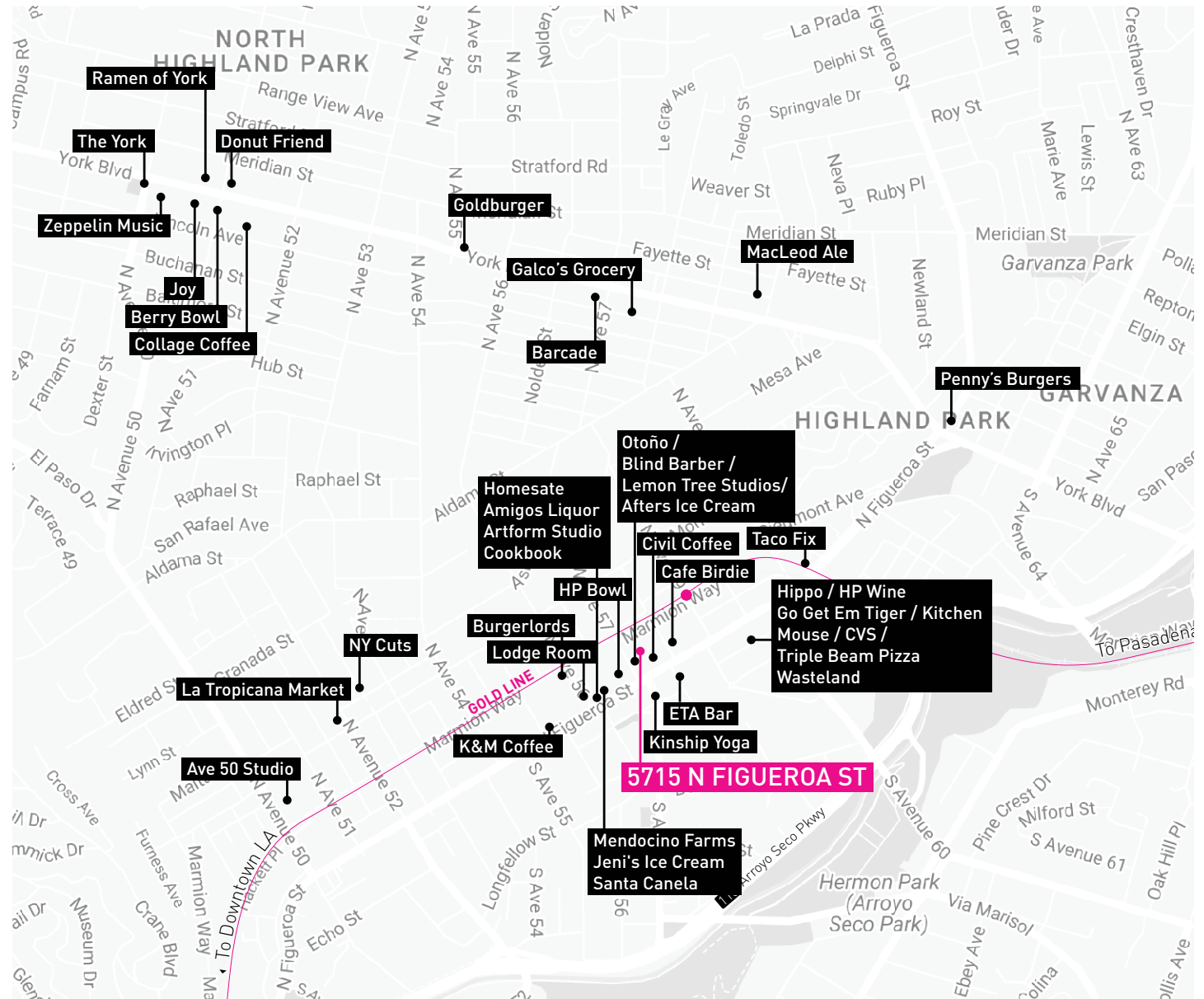
About the neighborhood

Highland Park has undergone a considerable transformation into a hot-spot in LA's creative enclaves that include Silver Lake and Echo Park.

Highland Park features new coffee concepts like Civil Coffee and K&M Coffee; bars and lounges like Gold Line and Good Housekeeping; restaurants like Homestate, Rosty, and Hippo; and destinations like Highland Park Bowl and Highland Park Brewery.

2-MIN WALK TO GOLD LINE STATION
90/100 WALKSCORE

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Homestate. Warm, rustic cafe fixing up tacos, queso & Texas-inspired chow with drinks.



Highland Park Wine. The team behind Silver Lake Wine has brought their incredible selection of wine, beer and spirits east.



Mendocino Farms. They turn creative sandwiches, salads and more into a great food experience.



Go Get Em Tiger. Coffee, tea & baked goods in a counter-serve setting with minimal-chic decor & bench seating.



Wasteland. Vintage clothing store. A unique treasure trove of designer, contemporary, and vintage fashion.



Jeni's. Creative-led, community-spirited company on a mission to make better ice creams and bring people together.