



13625 Ventura Boulevard

SHERMAN OAKS RESTAURANT & BAR | FOR LEASE

Overview

13625 Ventura Boulevard has been serving Sherman Oaks and greater valley communities with amazing restaurant and bar concepts for decades. Originally constructed in the early 1950s, only three restaurants with bars have occupied the premises, all proving to be successful. The most recent operator, who had been in operations for ten years, retired to Florida. So the property owners have completed renovations for the property to ensure a new tenant with a new vision and concept has a home for decades to come.





Neighborhood

Situated in the southeastern part of the San Fernando Valley, Sherman Oaks boasts a prime location. It's conveniently close to major freeways like the 101 and 405, making it easily accessible for patrons from all over Los Angeles. Additionally, it's just a stone's throw away from other trendy neighborhoods like Studio City and Encino, ensuring a steady flow of potential customers. With its mix of upscale and relaxed vibes, Sherman Oaks offers the perfect opportunity for your establishment.



Highlights

- Approximately 3,704 sf ground floor Restaurant, Bar and Patio
- New lease for approved operator with a strong history of operating multiple locations.
- Asking rent: Negotiable NNN lease (nets are approximately .35 cents psf/month)
- Existing operator will consider offers for the FF&E and ABC license which would need to coincide with the buyer getting approval from the Landlord for a new lease.



Virtual Tour



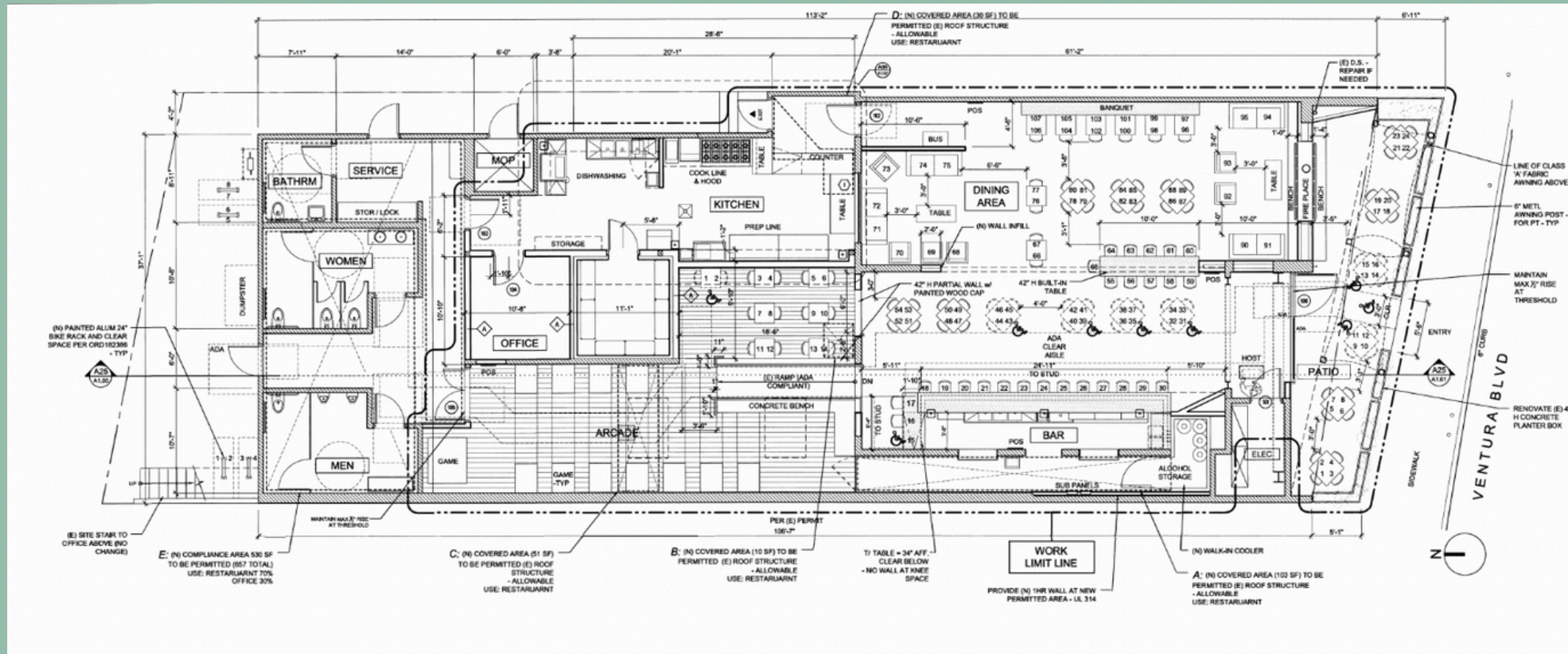
Landlord Improvements

- 12 ft hood system serviced and cleaned, to the roof.
- New elbow joints traded out on all of the water connections and capped off old ones.
- Removed former drop ceilings to expose skylights.
- Painted front of house white base paint for tenants finish.
- Installed three NPE Condensing Water Heaters on the roof dedicated to the restaurant.
- Installed upgraded gas line to water heaters and meters to serve needs of new tenant.
- Installed 800 amps of power dedicated to the restaurant.
- Installed and operational security camera system throughout the building.
- Installed an alarm system in the restaurant.
- HVAC units are fully operational.
- Roof is without leaks and is clean and without any damage or debris.
- Bathroom fixtures remain for use during remodel but will be replaced by tenant upon remodel move in.
- An Iron fence and locking gate will be installed from the alley along the walkway to the kitchen door and back door, by the end of April.
- All Utilities Items belonging to the building will be maintained within the NNN expenses by the Landlord and the entire premises will be inspected on an annual basis for upkeep and maintenance. NNN items include insurance and all taxes. Property tax on this building falls within Prop 13 so is extremely low.
- There is a CAD file of the structure of the building i.e. which walls can and cannot be moved. Structural engineering files and advice is available upon request.

Landlord will deliver the following additional items for a new Tenant:

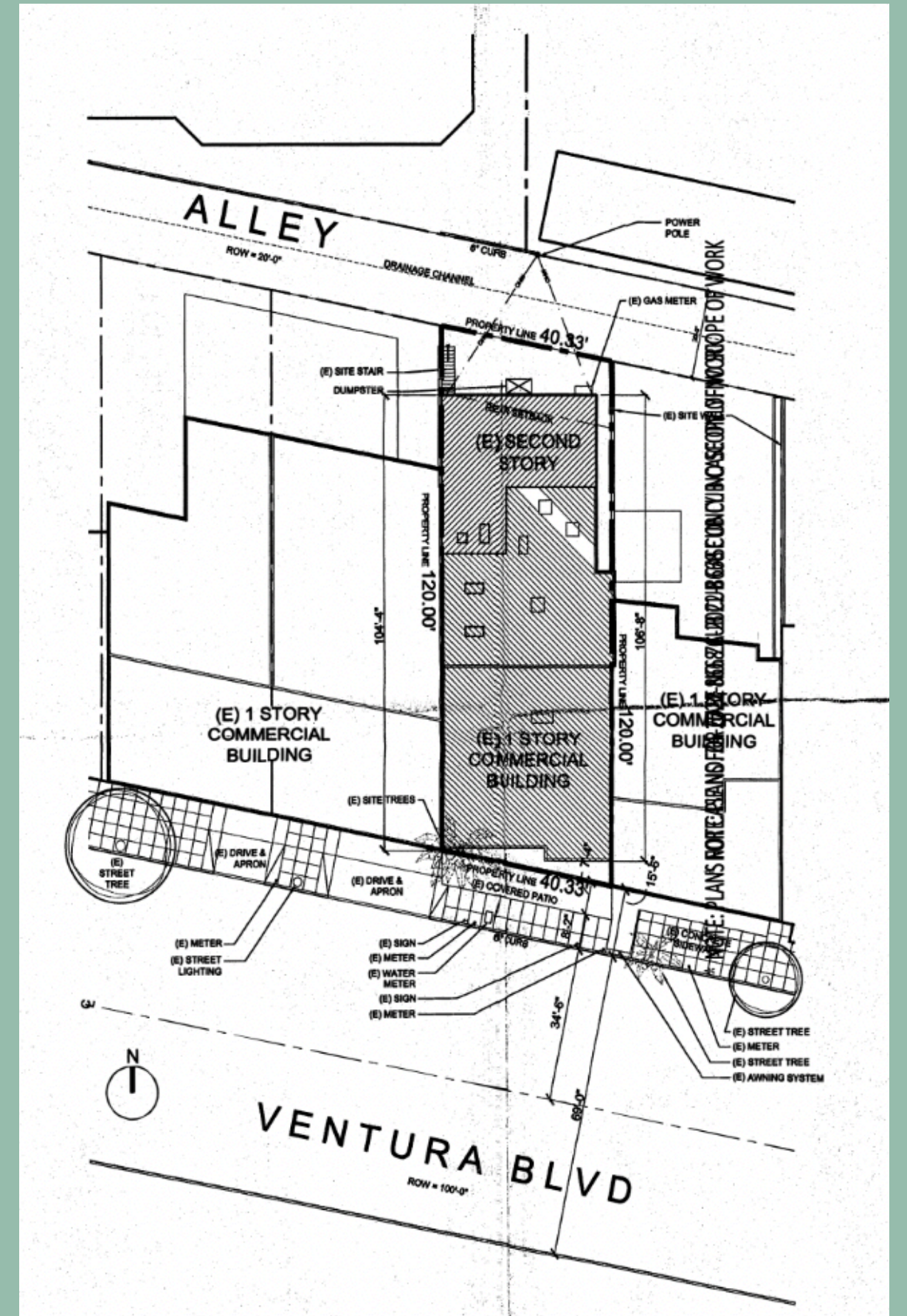
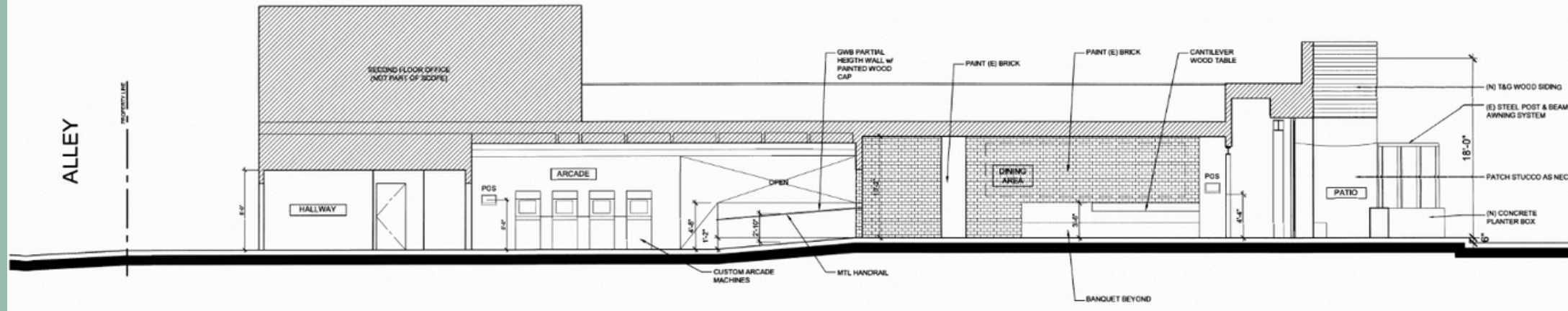
- Replacing the main plumbing / drain lines to the sewers in the back alley from the restaurant.
- Epoxy floor coating throughout the kitchen and into the bathroom area after any construction completed by the tenant and prior to installation of any equipment.
- Flooring in the front of the house has been removed and will be leveled to a smooth surface after any tenant construction and remodeling.

Floor plan



J25 FLOOR PLAN
3/16" = 1'-0"

	SF	# OF SEATS
RESTAURANT	3,708	107
ARCADÉ	400	12
OUTDOOR PATIO	357	24



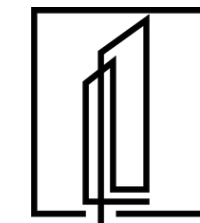
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