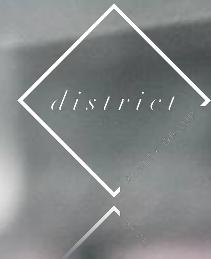


TURNKEY FAIRFAX CAFE



7920 W 3rd St, Los Angeles, CA 90048



TERMS & SPECIFICATIONS

CURRENT RENT

\$6,000 / Month including NNNs

KEY MONEY

\$100,000

PREMISES SIZE

1,100 SF +/-

TERM

3 Years + One 5 Year Option

FEATURES

- Turnkey Cafe/Light Food Use/ Dessert Space
- Recently Renovated Interior
- Two (2) Reserved Parking Spaces In The Rear
- Walk-In Freezer

THE AREA

- Heavy Automobile Traffic
- Prime Fairfax Location
- Adjacent To Dense Residential and Commercial Development
- Steps To The Grove & Original Farmer's Market + Many Other Amenities and Restaurants

Note: This is an asset sale only, the business is not included in the sale.

*All uses, sizes, information, and dimensions contained herein must be verified by buyer/tenant.

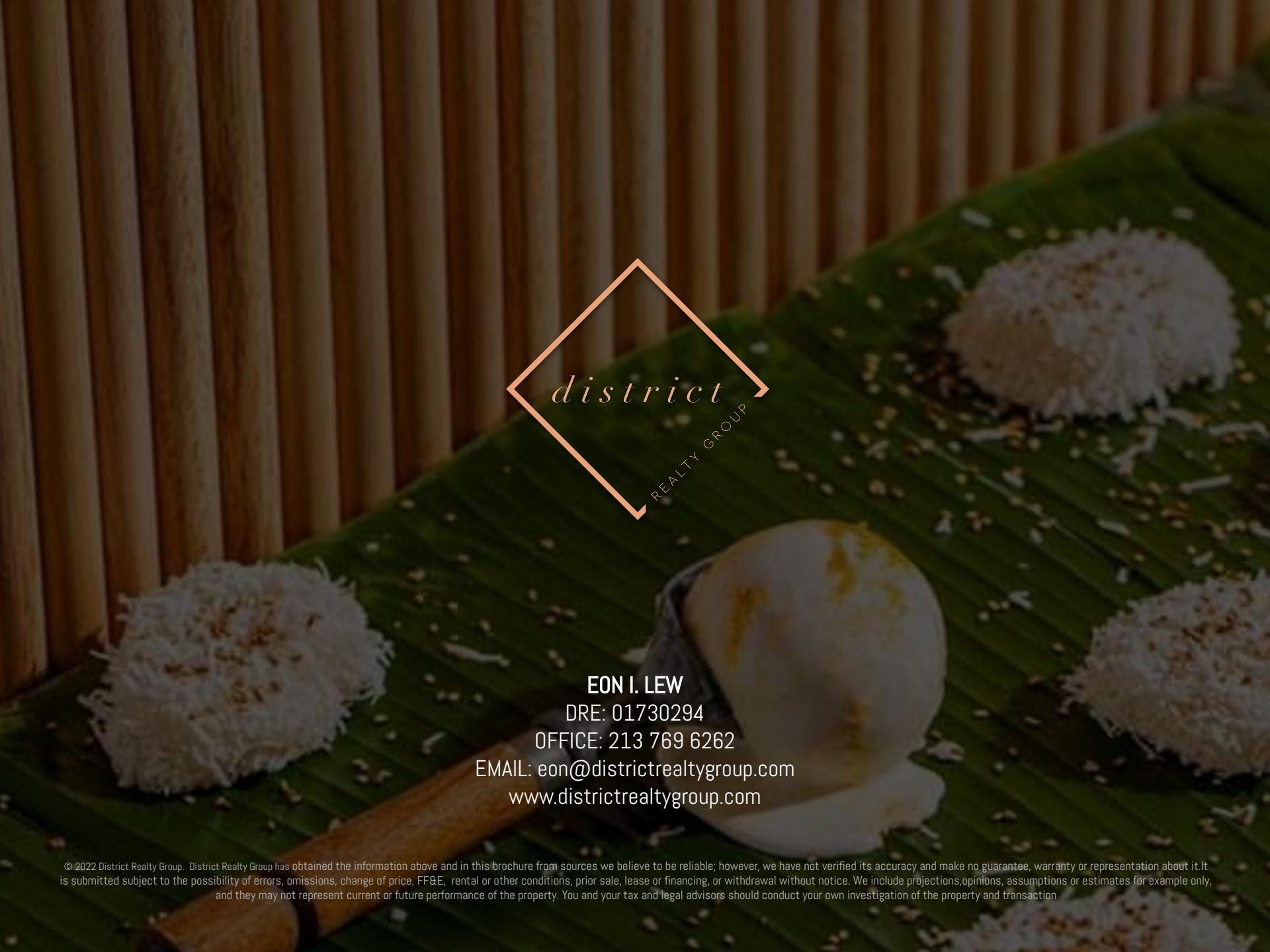
7920 W 3rd St

FOR LEASE

TURNKEY CAFE SPACE

district
REALTY GROUP





district

REALTY GROUP

EON I. LEW

DRE: 01730294

OFFICE: 213 769 6262

EMAIL: eon@districtrealtygroup.com

www.districtrealtygroup.com

© 2022 District Realty Group. District Realty Group has obtained the information above and in this brochure from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, FF&E, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.