

INDU STRY

RESTAURANT ASSET SALE / LEASE ASSIGNMENT
± 2,100 RSF (INTERIOR)
± 3,000 RSF EXTERIOR/PATIO SPACE (PART OF CUB)

4939 YORK BLVD HIGHLAND PARK

ASSET SALE + LEASE ASSIGNMENT



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

ARAM POGOSIAN
ap@industrypartners.com
CA BRE No. 01816276

MAGUIRE PARSONS
mp@industrypartners.com
CA BRE No. 02047123

BUILDING AREA

INTERIOR ± 2,100 RSF
 PATIO ± 3,000 RSF

RATE

\$10,300/month + NNN
 with 3% annual increases

TERM

7 years remaining on
 initial term + options

KEY MONEY

\$350,000

PARKING

Street parking available

Rare turnkey/existing restaurant and bar space for sale with lease assignment

FEATURES

Fully-equipped restaurant space available in Highland Park on York Blvd

Newly built in 2018

CUB already approved for Type 47 License

All FF&E

Parking lot converted to large outdoor patio

Visible frontage and exceptional patio

ADA-compliant restrooms

Next to Block Party, Bob Baker Marionette Theater, Joy, Cafe de Leche, Belles Bagels, and other prominent retailers

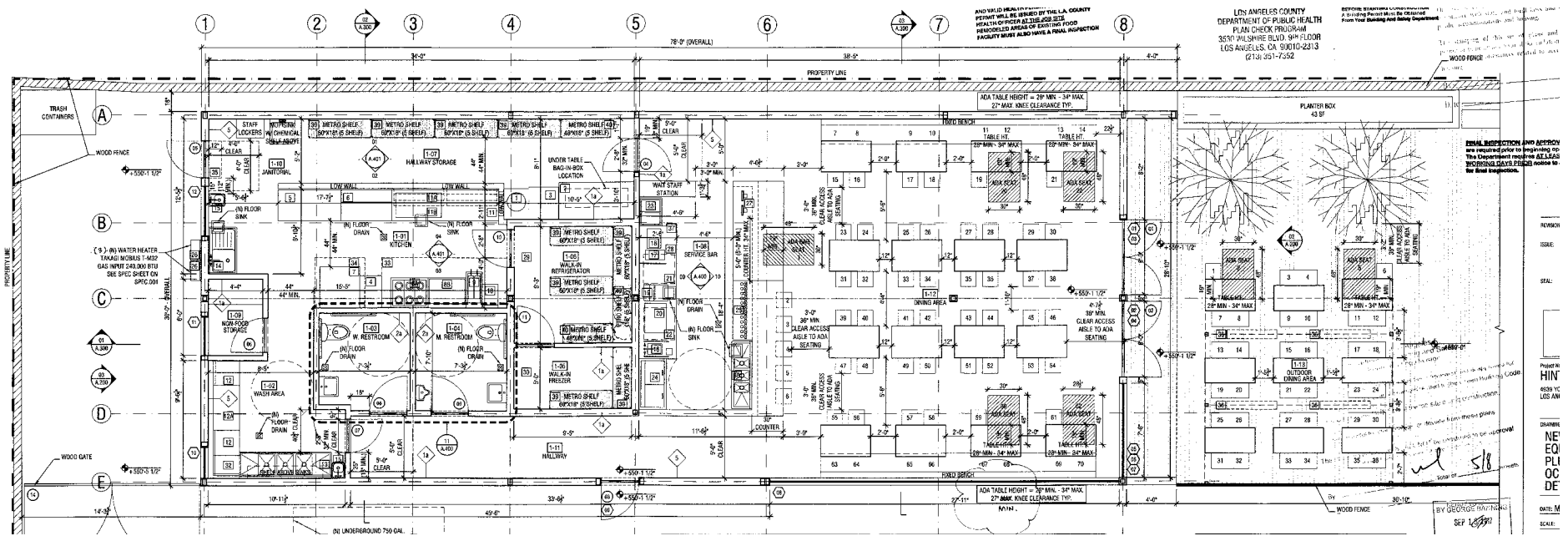
Ability to upgrade current CUP to full liquor/Type 47



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GROUND FLOOR
INTERIOR: ±2,100 RSF
PATIO: ±3,000 SF (including converted parking lot)



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









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 ETA Bar and Good Housekeeping; restaurants like Café Birdie and Good Girl Dinette; and destinations like Highland Park Bowl and Highland Park Brewery.

In addition to the various places to eat and drink, 4939 York Blvd is a less than 5-min drive to the Gold Line Station, allowing easy access to DTLA and the rest of northeast LA

8-MIN BIKE RIDE TO GOLD LINE STATION
86/100 WALKSCORE

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