

FULLY PERMITTED 2ND GENERATION RESTAURANT FOR LEASE

REDUCED RATE!



A DIVISION OF  
**LEE & ASSOCIATES**

10759 W Pico Blvd, Los Angeles, CA 90064



## Property Information

PREMISES	RENT	OCCUPANCY	TERM	PARKING	FEATURES
± 3,000 SF	\$4.00/SF NNN (low NNN)	Immediate	5 - 10 Years	<ul style="list-style-type: none"> <li>- 4 Spaces in Rear</li> <li>- Public lot located in Rear</li> <li>- Metered Street parking available</li> </ul>	<ul style="list-style-type: none"> <li>- 2nd gen restaurant space</li> <li>- Venting for Hood</li> <li>- Walk in Coolers (3)</li> <li>- 2 ADA restrooms</li> <li>- Small office space</li> </ul>



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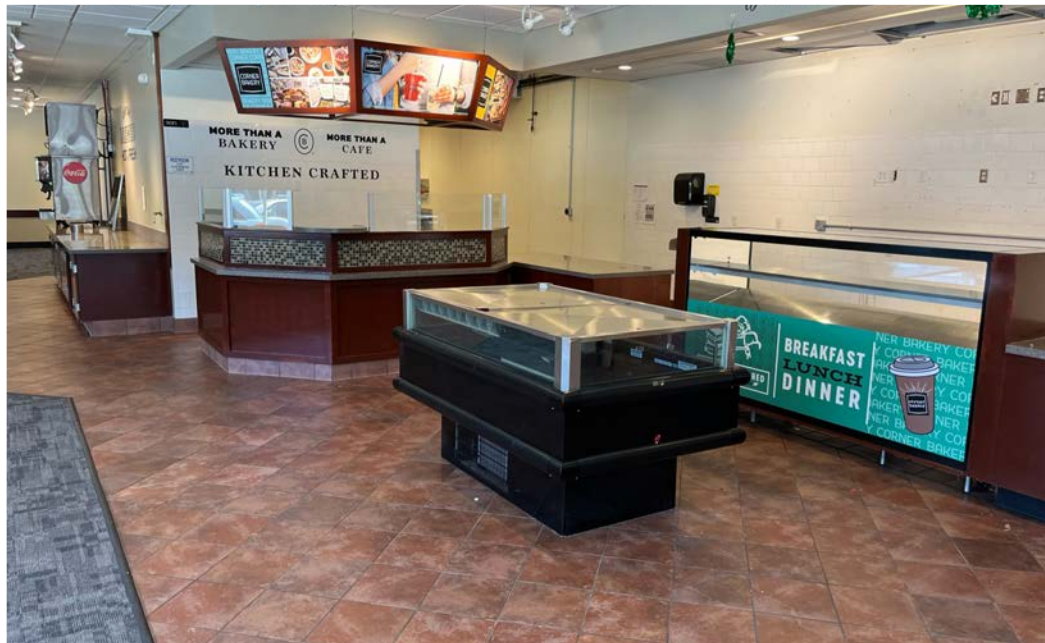


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# INTERIOR PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS



## 2022 POPULATION

1 Mile  
**31,167**  
3 Miles  
**325,209**  
5 Miles  
**716,937**



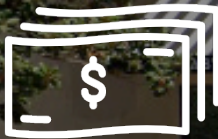
## 2027 PROJECTION

1 Mile  
**13,950**  
3 Miles  
**142,257**  
5 Miles  
**325,331**



## 2022 MEDIAN AGE

1 Mile  
**42.5**  
2 Miles  
**39.3**  
5 Miles  
**41.1**



## AVG HOUSEHOLD INCOME

1 Mile  
**\$141,978**  
3 Miles  
**\$124,447**  
5 Miles  
**\$127,979**



## INCOME OVER \$200K

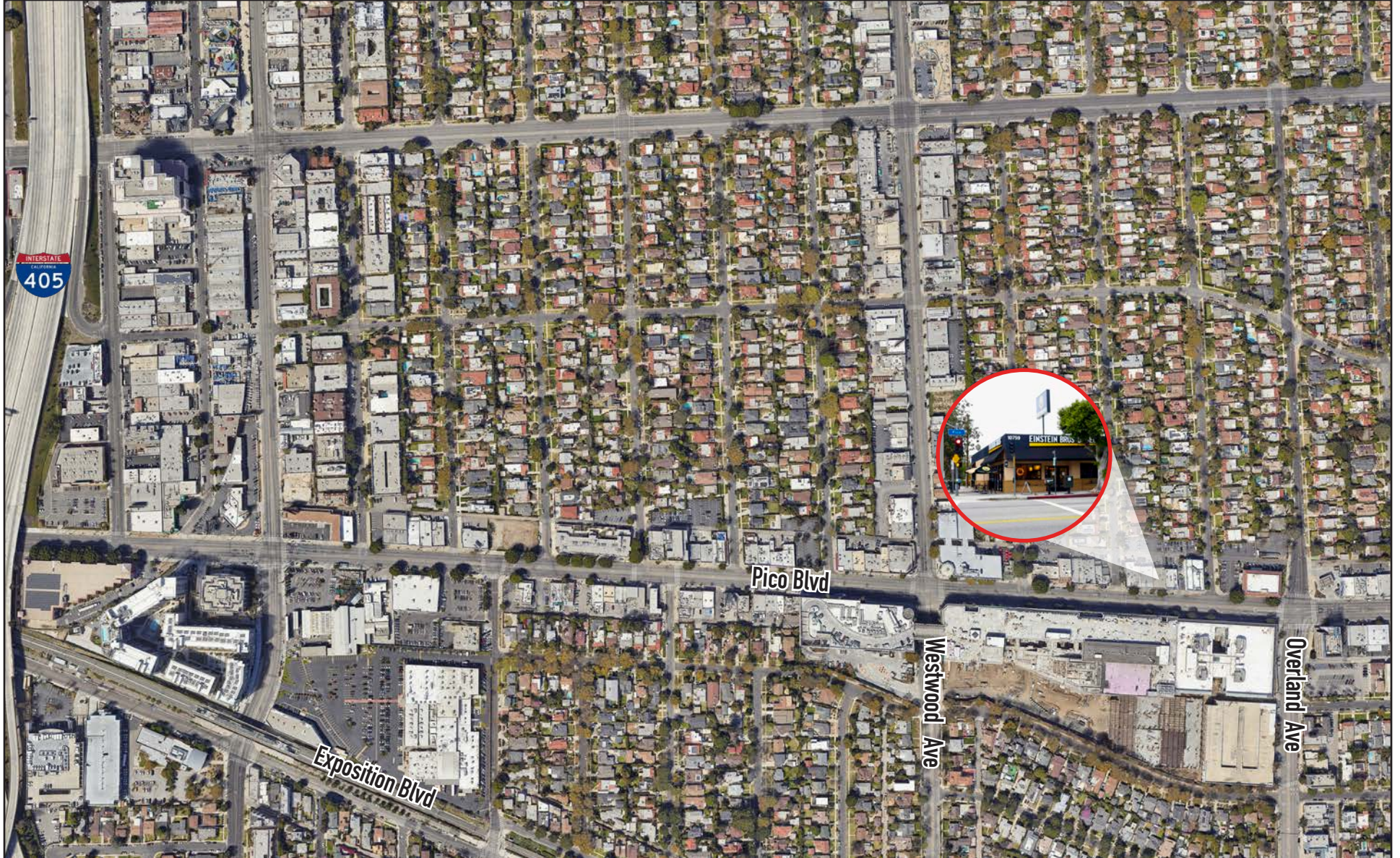
1 Mile  
**3,462**  
3 Miles  
**27,431**  
5 Miles  
**67,440**



## 2027 HOUSEHOLDS

1 Mile  
**13,950**  
3 Miles  
**142,257**  
5 Miles  
**325,331**

# AERIAL MAP



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# AMENITIES MAP



# CONTACT

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No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.



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