



RESTAURANT FOR LEASE

10861 LINDBROOK DRIVE
WESTWOOD VILLAGE

PAR
COMMERCIAL BROKERAGE



ADDRESS: 10861 LINDBROOK DRIVE, LOS ANGELES, CA 90024

SIZE: APPROXIMATELY 2,200 RENTABLE SQUARE FEET

RATE: \$5,900 PER MONTH, NNN

(NNN ESTIMATED TO BE \$770 PER MONTH)

PERCENTAGE

RENT: SIX PERCENT (6%) OF GROSS SALES IN EXCESS OF NATURAL BREAKPOINT

TERM: 3-5 YEARS

PARKING: 4 PARKING SPACES

AVAILABLE: IMMEDIATELY

- FORMERLY ISSHIN SUSHI
- LOCATED ADJACENT TO UCLA WITH OVER 35,000 STUDENTS
- APPROVED FOR BEER AND WINE LICENSE
- OUTDOOR PATIO AREA POSSIBLE
- FIRST TIME AVAILABLE IN 20 YEARS
- NEIGHBORS INCLUDE PETE'S COFFEE, PALOMINO RESTAURANT, TENGU RESTAURANT, DENNY'S SUBWAY, STARBUCKS COFFEE AND MANY MORE
- FULLY EQUIPPED RESTAURANT WITH NO KEY FEE

1250 6TH STREET #303,
SANTA MONICA, CA 90401

T: 310.395.2663

F: 310:395.2683

WWW.PARCOMMERCIAL.COM

OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

ARTHUR PETER

310.395.2663 x 101

ARTHUR@PARCOMMERCIAL.COM

Lic# 01068613

RAFAEL PADILLA

310.395.2663 x 102

RAFAEL@PARCOMMERCIAL.COM

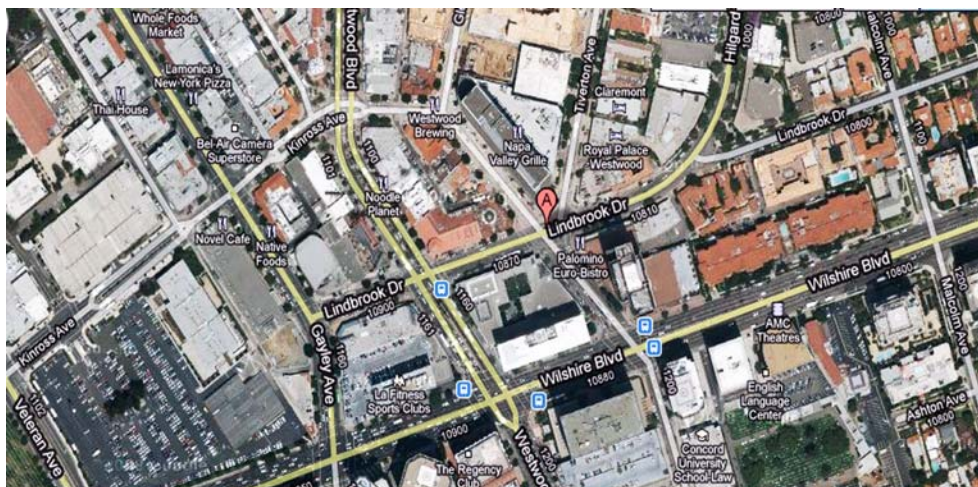
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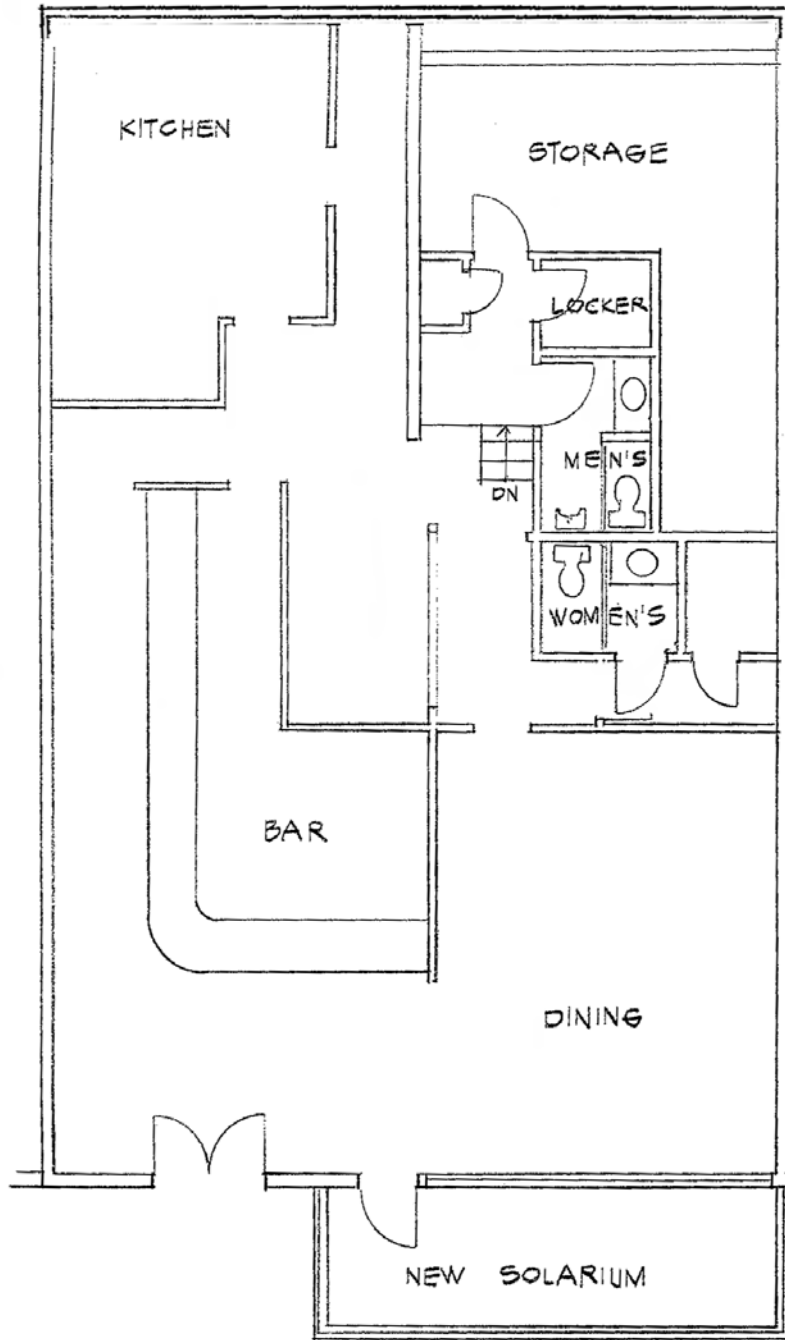
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