



Los Angeles Commercial Kitchen

3621 S Western Ave Los Angeles, CA 90018



C. ROGER JEFFRIES III, EdM, CCIM / #02064346
roger@crjcre.com / (562) 476-1906

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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\$2.50 / sf NNN



FIRST KITCHEN

- +/- 832 sf
- Walk-in Cooler
- Exhaust Hood
- Hand Washing Sink
- Dedicated Bathroom
- Ansul R-102 Wet Chemical Fire Suppression
- Mezzanine Storage

NNN - \$0.25 / sf



SECOND KITCHEN

- +/- 832 sf
- Freezer / Cooler Combo
- Exhaust Hood
- Three Compartment Sink
- Hand Washing Sink
- Dedicated Bathroom

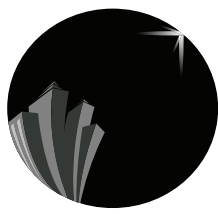
2,376 Sf



ADMINISTRATIVE AREA

- +/- 712 sf
- Yard Access
- Western Street Access
- Cable Wired
- Multiple Electrical Outlets
- Dedicated Bathroom

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FIRST KITCHEN



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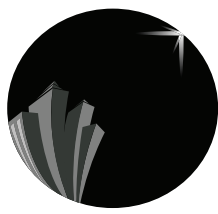
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SECOND KITCHEN



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ADMINISTRATIVE AREA

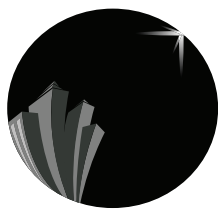


+/- 1,776 sf PRIVATE LOT / YARD



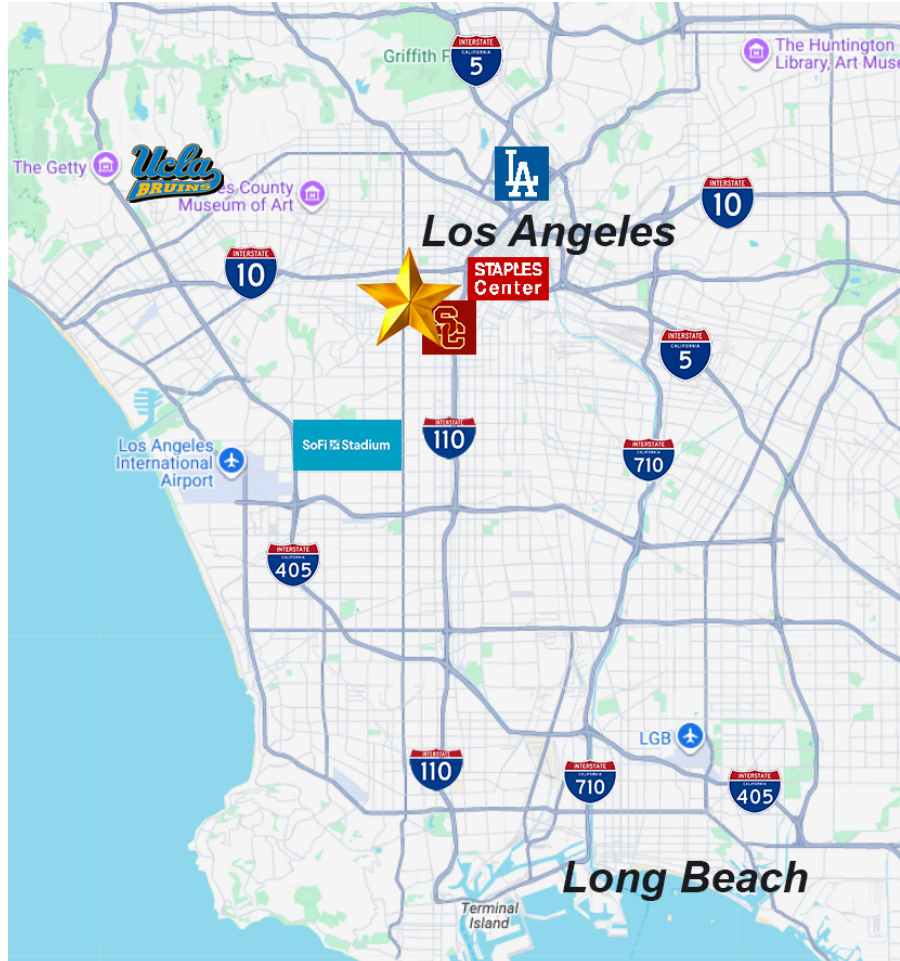
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