

LEASE ASSIGNMENT

ASSET
SALE

12210 VENICE BLVD
MAR VISTA, CA 90066



PLEASE DO NOT DISTURB TENANT OR ENTER THE PROPERTY — CONTACT BROKER FOR SHOWING

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

12210 VENICE BLVD
MAR VISTA, CA 9006

SIZE:	Approximately 5,000 Square Feet
RENTAL RATE:	\$11,000.00 Per Month, NNN (NNN estimated to be \$3,868 per month)
LEASE TERM:	Available through August 20, 2030 3% annual base rent increases
ASKING PRICE:	\$375,000 which includes Goodwill, lease entitlements and FF+E, and inventory
AVAILABLE:	Immediately

UNIT FEATURES

- Full kitchen
- Renovated in 2023
- Type 41 ABC license
- Pride of ownership market / restaurant with beer and wine license
- Open 7 days per week
- Great opportunity for a commissary kitchen in the heart of Mar Vista



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INTERIOR VIEWS

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EQUIPMENT LIST

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QUANTITY	ITEM
1ea	30ft x 10ft walk in
2ea	10ft x10ft Freezer Walk in
1ea	10ft x 10ft walk in
5ea	48in Metro Shelves
4ea	rolling storage bins for flour
1ea	double door fridge reach in
5ea	6ft stainless steel work tables
8ea	sandwich prep table low boys
1ea	6ft stove and oven range
1ea	4ft griddle
1ea	36 in salamander broiler
1ea	36 in charbroiler grill
1ea	6 ft wok range 2 holes and noodle steamer basket
1ea	48in chinese bbq display
1ea	48 in induction warmer cook top
1 ea	warmer cabinet

QUANTITY	ITEM
1ea	double stack electric convection oven
1ea	8ft stainless steel work table
1ea	coffee brewer
1ea	coffee grinder
1ea	frozen drink dispenser
2ea	sink work table
3ea	hand sinks
3ea	Toast POS
5ea	Kitchen display screens
1ea	sushi table top fridge
20ea	dining tables
50ea	dining chairs
1 ea	microwave
1ea	true retail merchandiser 8ft
2ea	cold case merchandisers
10ea	retail shelving for merchandise

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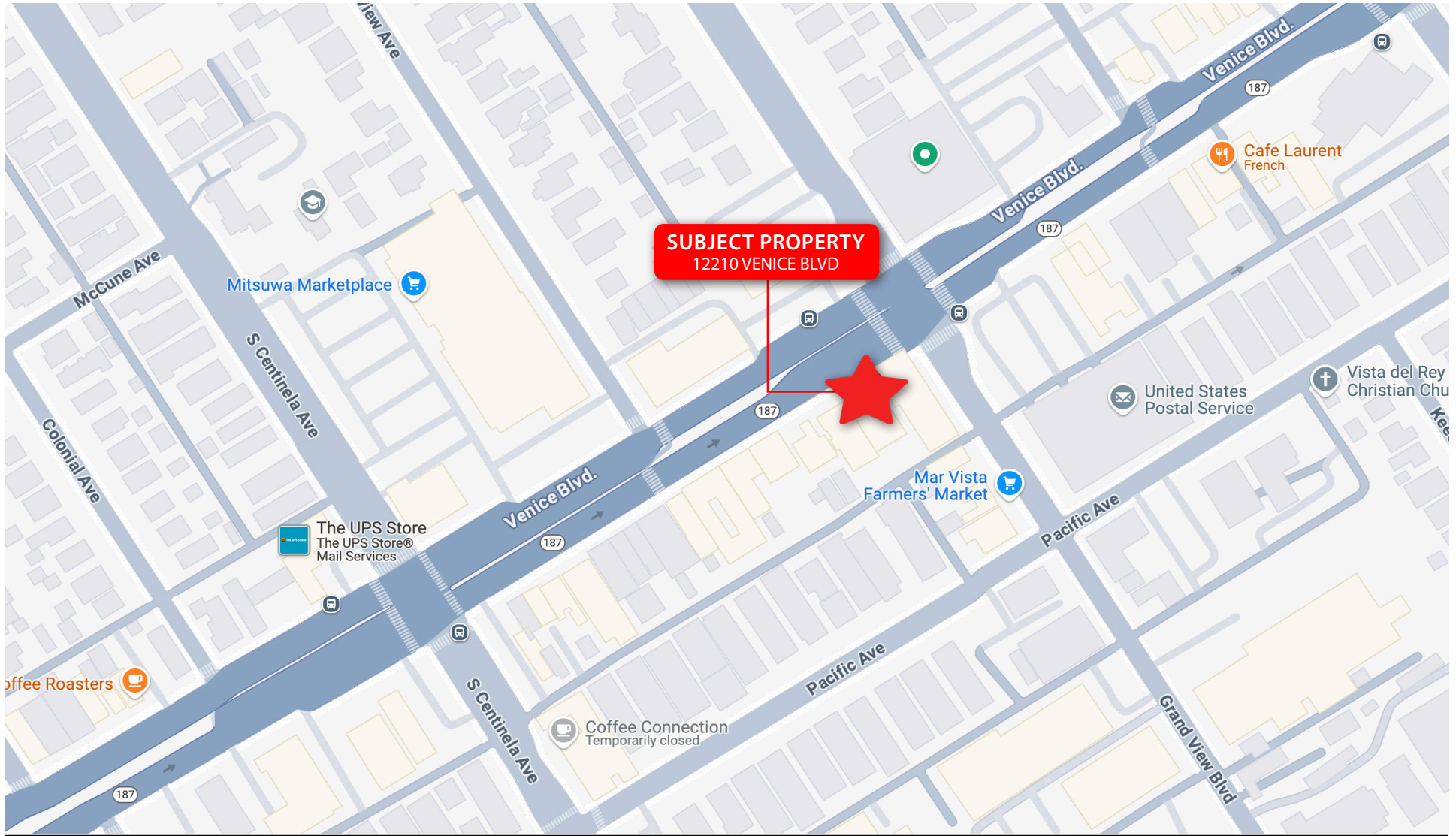
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AREA OVERVIEW

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