

11825 WILSHIRE BLVD

LOS ANGELES
CA 90025

OWNER-USER RESTAURANT IN PRIME WEST LA



CONROY
COMMERCIAL

PROPERTY SUMMARY



PROPERTY ADDRESS: 11825-11829 Wilshire Blvd
PROPERTY TYPE: Commercial
SUBTYPE: Restaurant
BUILDING SIZE: 5,500
LOT SIZE: 7,500 SF
PROPERTY PRICE: \$3,650,000
PRICE PSF BUILDING: \$664/SF
PRICE PSF LOT: \$487/SF

YEAR BUILT: 1947
APN: 4265-013-037
CONSTRUCTION TYPE: Wood
FLOORS: Two
PARKING: 8-9 dedicated spaces
ZONING: LAC4
TOC TIER: 1
ED1 ELIGIBILITY: Yes

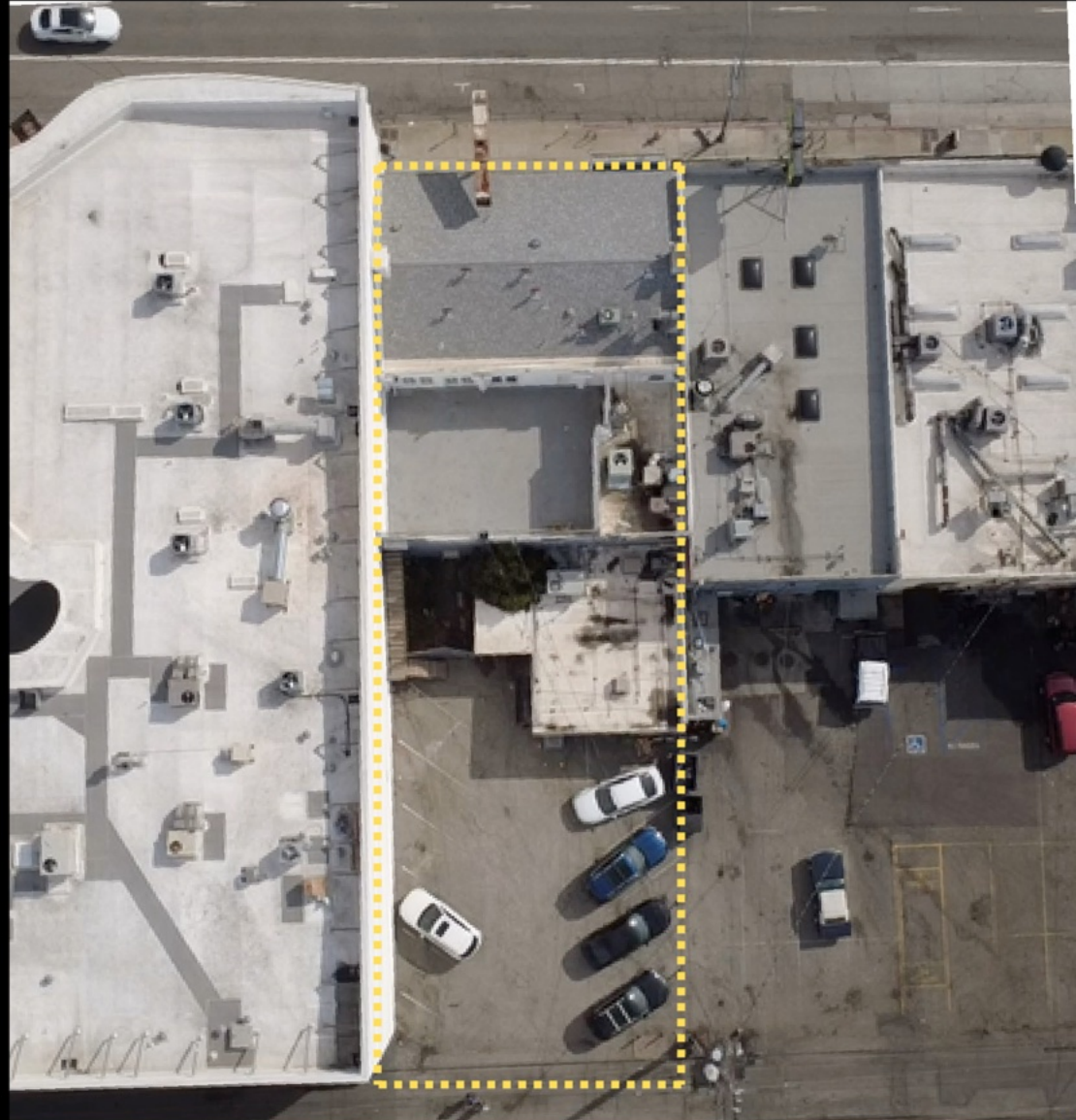
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INVESTMENT HIGHLIGHTS

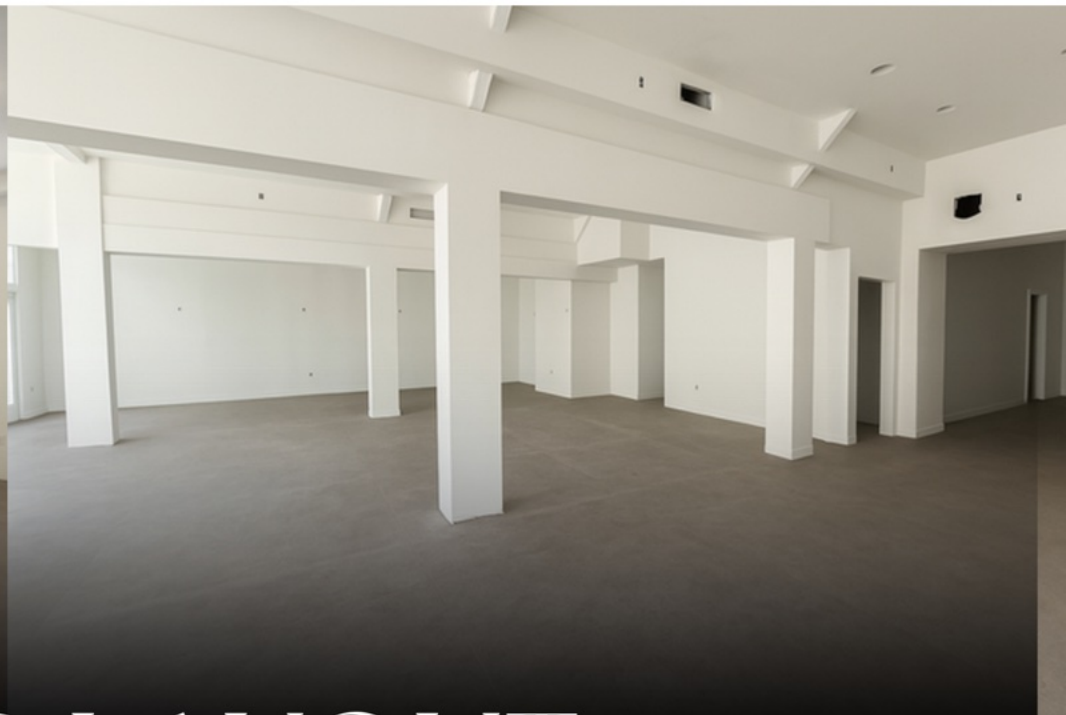
- Two-story restaurant building with outdoor patio – 3,900 SF ground + 1,600 SF second floor
- Fully built-out kitchen with multiple hoods, walk-in freezers, other FF&E included
- Prime West LA location, on Wilshire near Bundy, surrounded by strong retail tenants, including Erewhon, Bluestone Lane, Q Billiards, Wood Ranch BBQ, etc.
- Excellent visibility, with a prominent pylon sign and approx 40,000 cars per day on Wilshire.
- Value-add opportunity – former Cabo Cantina space ready for repositioning!



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INTERIOR LAYOUT

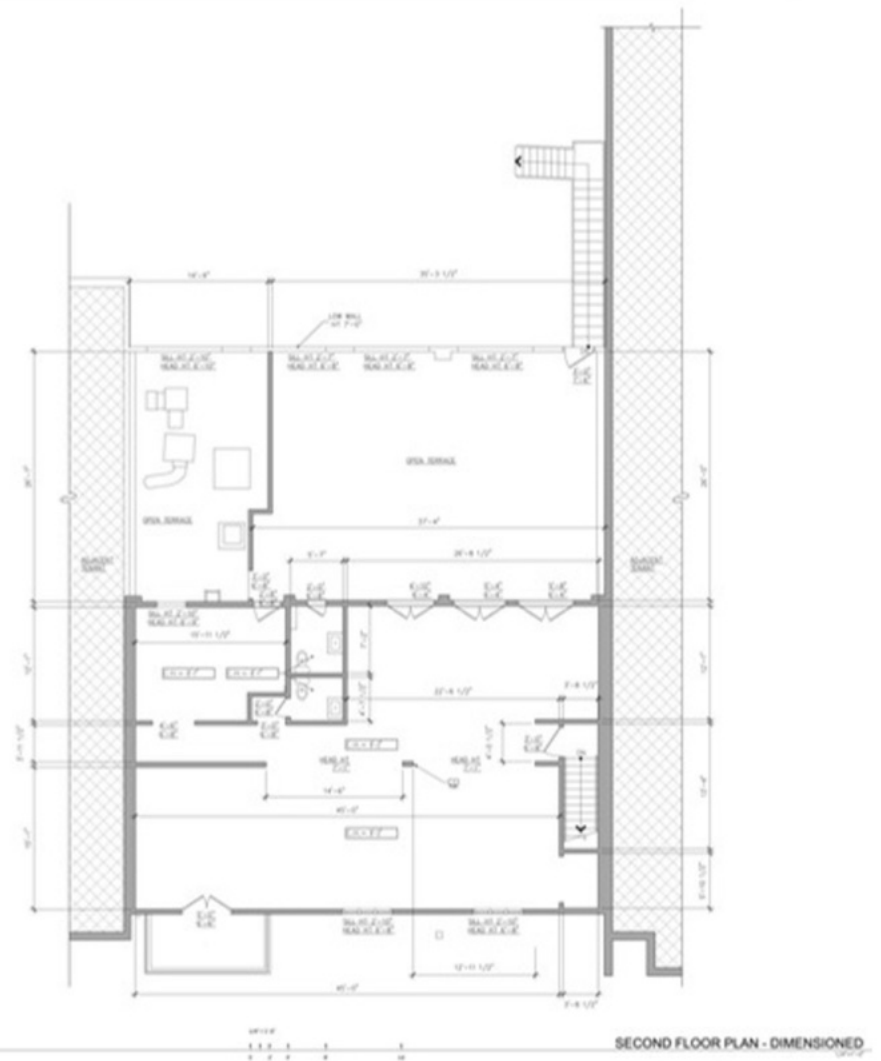


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FLOOR PLANS



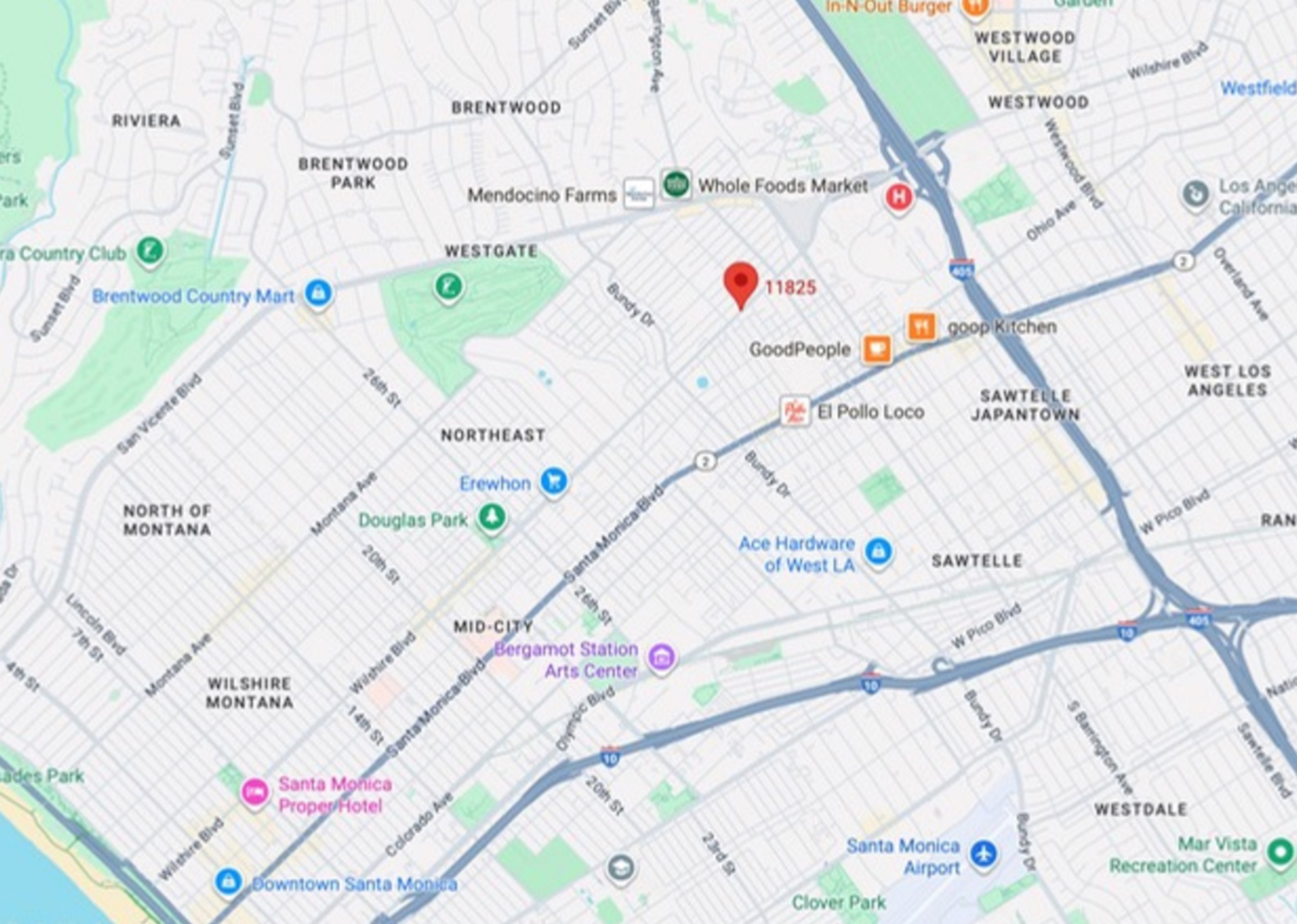
LOCATION



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FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR, CONTACT US TODAY!

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