

**PRICE REDUCED - Restaurant with 2 a.m. Close, Full Bar, Entertainment and Patio**



14755 Ventura Blvd. ■ Sherman Oaks, CA

**HIGHLIGHTS:**

- **PRICE REDUCED:** includes all existing furniture, fixtures, equipment, license and permits. **Contact broker for details**
- **Size:** Approx. 7,600 SF restaurant plus 2,500 SF of patio
- **Lease Term:** Expires August 31, 2016
- **Options:** One (1), Ten (10) year option
- **Monthly Base Rent:** \$19,000 + NNN (est. \$4,800 per month)
- **Occupancy:** 412
- **Parking:** Abundant on site, plus valet
- **License and Permits:** Type 47 liquor license and entertainment permit with alcohol service until 2 a.m. nightly
- **2008 Gross Sales:** \$1,500,000
- **Currently Offering:**
  - Beautifully built out restaurant with live jazz nightly
  - Currently open for dinner only
  - Full dinner and cocktail menu
  - Large open patio with views
  - Available for banquets and private parties
  - Accessorized with fine finished retractable maple wood walls
- Assets of the business only. No real estate included in the sale



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agents:

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FOR SALE - BUSINESS OPPORTUNITY

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PHOTOS



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