

8445 W 3RD STREET LOS ANGELES, CA

TROPHY LEASED INVESTMENT FOR SALE



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Offering Summary



Price:

\$3,750,000

CAP Rate:

5.55%

Lot Size:

±4,476 SF

Gross Leasable Area:

±3,276 SF

Seller Financing:

Short Term Available at **4%**

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Offering Details

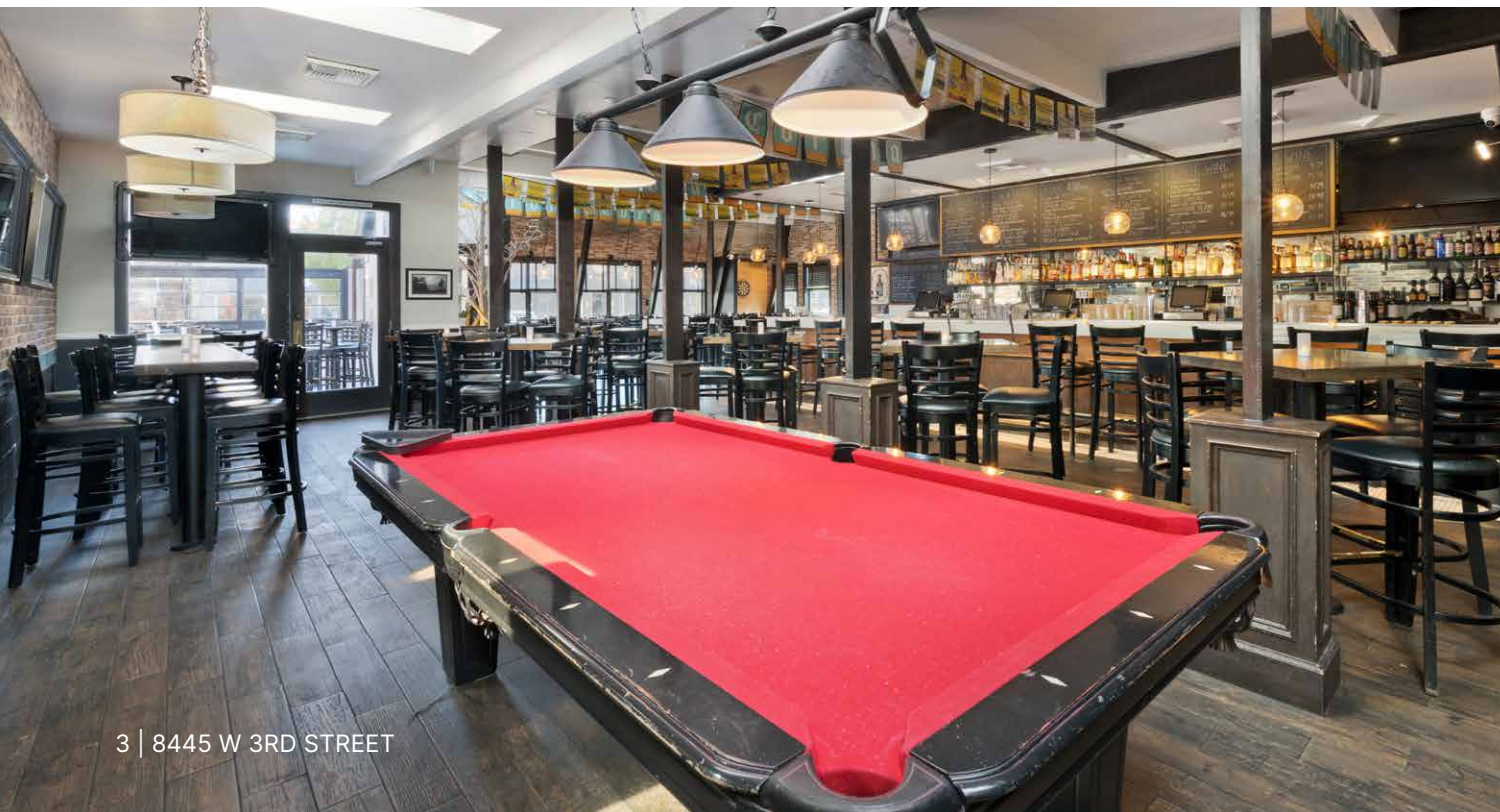


Key Highlights:

- Trophy leased investment across from the Beverly Center
- Rare restaurant with CUP that allows for liquor
- Fully built out with large bar, indoor/outdoor seating, full kitchen, three restrooms and walk-in fridge

Summary:

Formerly known as the renowned Sushi Roku, this iconic location has been a cornerstone of the Los Angeles community for decades. It now houses the thriving local pub, Mr. Furleys. The restaurant comes fully equipped to serve beer, wine, and liquor under its conditional use permit. Situated across from the Beverly Center and just west of the Grove, its prime visibility, strategic location, and high tourism traffic make it a prized investment in a competitive market.



Lease Overview



Tenant	SF	Occupancy	Lease Start	Lease Expiration	Annual Increases	Options	Monthly Rent	Annual Rent	Lease Type
Mr. Furleys	±3,276 SF	100%	11/1/21	10/31/26	CPI (Min 3%, Max 5%)	2X5 yr	\$19,448	\$233,376	NNN

REVENUE	
Annual Scheduled Income	\$233,376
CAM Reimbursement	\$27,600**
Effective Gross Income	\$260,976

** Max amount tenant is obligated to reimburse for Taxes & Insurance

EXPENSES	
Property Taxes @1.25%	\$46,875
Estimated Insurance	\$6,000
Total Annual Expenses	\$52,875
Net Operating Income	\$208,101.00

Tenant Overview



MR FURLEYS

About:

Mr. Furley's is a local bar where patrons can enjoy tasty cocktails, an extensive beer list, fresh hand crafted food, and a variety of games. With inexpensive prices and tavern style ordering.

Three Locations:

MR FURLEYS 3RD ST

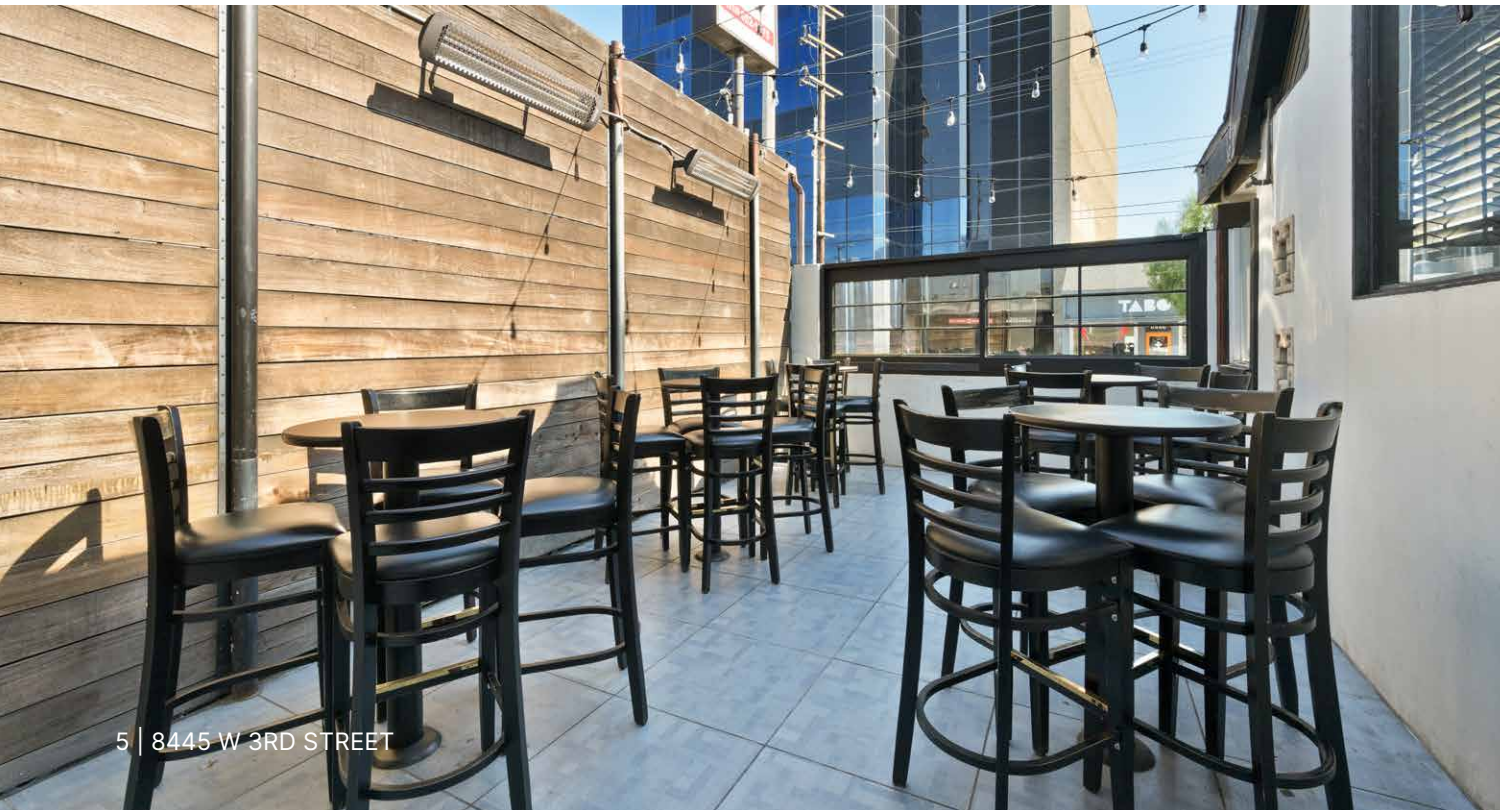
8445 W 3rd St
Los Angeles, CA 90048

MR FURLEYS GLENDALE

224 N Brand Blvd
Glendale, CA 91203

MR FURLEYS SHERMAN OAKS

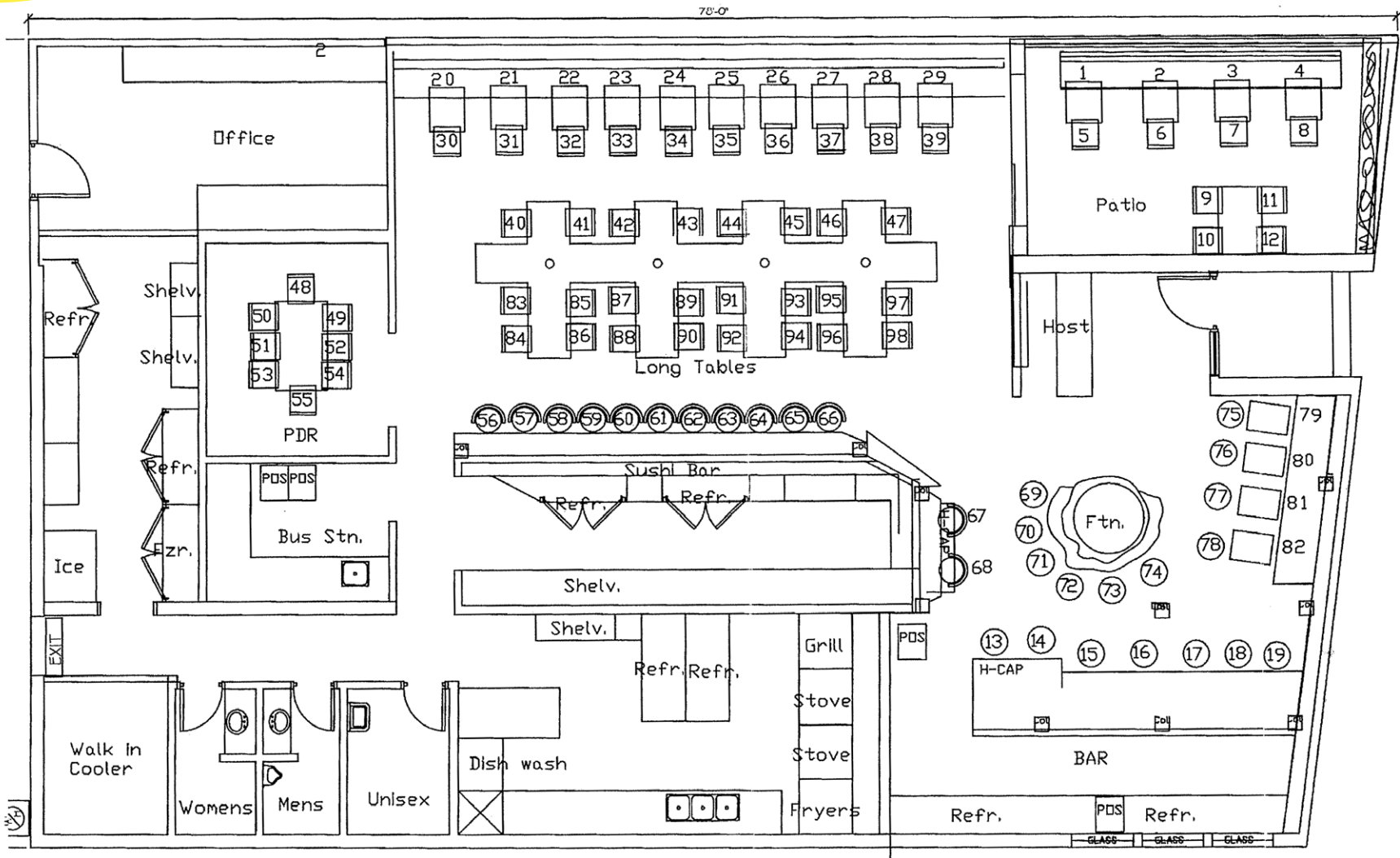
14649 Ventura Blvd
Sherman Oaks, CA 91403



Photos



Floor Plan



West 3rd Ct

Retail Map



N LA CIENEGA BLVD



27,819 ATC

SITE

BEVERLY CENTER

Beverly Connection

PDC 40 YEARS PACIFIC DESIGN CENTER



BIKE SCORE 74

TRANSIT SCORE 62

WALK SCORE 92

Contact Info

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