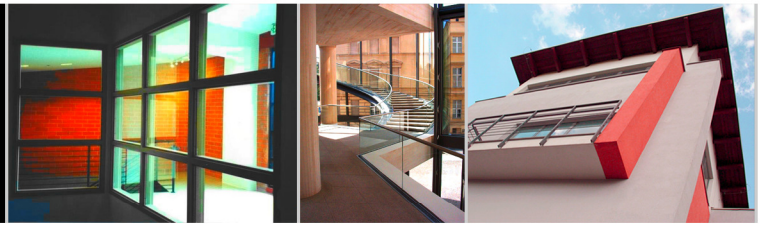




**FOUQUETTE**  
Commercial Real Estate Services



www.fouquette.com

## RESTAURANT W/PATIO and 41 BEER & WINE LICENSE DOWNTOWN LOS ANGELES, CALIFORNIA



### FOR SALE

- **HIGHLY CONFIDENTIAL: DO NOT TALK TO ANYONE INCLUDING EMPLOYEES AND OWNERS**
- **PRICE: \$150,000.00**
- **Customized Fixtures will remain**
- **Tenant built out from scratch**
- **ASSETS: Name, FF & E, Beer & Wine License**

- **Lease Rate:** \$2,700.00/Mo.
- **NNN:** Approx. \$600.00/Mo.
- **Lease: Expiration 2014**
- **Option Period:** 10 Years
- **Parking:** 90 Minute Validation in Building
- **Approximately 1,400 square feet**
- **Hours of operation:** 8 A.M. TILL 2 A.M.
- **Seating:** 45    **Patio:** Approx. 12



### Contact:

**FRAN WITSON**  
**DRE. Lic. 00789008**  
[fran@fouquette.com](mailto:fran@fouquette.com)

The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property shall be handled through Fouquette Commercial Real Estate Services. This information has been furnished from sources which we deem reliable and for which we assume no liability. All measurements are approximate.