



**FOUQUETTE**  
Commercial Real Estate Services



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## Restaurant w/Patio & 47 Liquor License **FOR SALE** **BEVERLY HILLS/CENTURY CITY ADJACENT , CALIFORNIA**



### **CONFIDENTIAL: DO NOT TALK TO ANYONE**

- Employees are unaware of sale
- **Size:** Approximately 6,000 S.F. Interior
- **Patio:** Approximately 90 S.F.
- **Hours of Operation:** Till 12 midnight except Sunday Till 11 p.m.
- **Monthly rent:** \$5,000 NNN
- February 1, 2008, rent increases \$150/mo.
- Rent increases every 2<sup>nd</sup> year including option periods

### **ENTIRE PREMISES NEWLY REMODELED**

**Purchase price:** \$400,000

**Lease term:** January 30, 2011

**Option:** Two 5-year

**Parking:** 3+ Valet after 5:30 p.m.

**Seating Capacity:**  
Approximately 44



### **Contact:**

**Fran Wittson**

310/ 202-1280 ext. 105

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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.

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