

# FOR SALE



## PROPERTY WITH BAR/RESTAURANTS

### PROPERTY WITH RENOWNED RESTAURANTS IN WEST LOS ANGELES FOR SALE

Package includes

- No-restriction 47 liquor license;
- Approx. 7,500 SF two-story restaurant (plus patio) with 2 kitchens;
- Approx. 1,300 SF café with kitchen;
- 36 parking spaces, 2 levels, on premises;
- 2 contiguous lots totaling approx. 13,100 SF.

### POTENTIAL INVESTMENT CAP RATE OF 6% OR HIGHER

Additional information upon receipt of signed  
Confidentiality/Non Disclosure Agreement.

### HIGH VISIBILITY LOCATION IN WEST LA, CALIFORNIA

Seating capacity: Approx. 135 on First Level, 75 on Second Level (not including Patio)

Same location for 42 years

Golden Opportunity for right Operator/Restaurateur

Located on major thoroughfare with heavy traffic

**CONTACT  
FRAN WITTON  
FOR THE LIST  
PRICE.  
SELLER WILL  
ALSO LEASE WITH  
KEY MONEY**

### KEY DEMOGRAPHICS (2005 DATAQUICK):

Approx. 41% of surrounding population between the ages of 22 and 44

48% of population with annual income of \$50,000 or more

17% of population with annual income of \$100,000 or more



**FOUQUETTE**  
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