

# COMMERCIAL PROPERTY FOR LEASE

*Turnkey Restaurant/Bakery/Café*

1,200± SF Storefront



5158 HOLLYWOOD BLVD, LOS ANGELES, CA 90027

## *Fantastic Exposure and Signage*

- 1,200± SF fully equipped, ready-to-go restaurant, bakery or café
- Vibrant East Hollywood neighborhood near Barnsdall Park and Lemon Grove Park
- Just a 7-minute walk from the Metro Red Line (Hollywood/Western station)
- Beautiful storefront with architectural details
- Custom retractable awning and roll-up door
- Interior mosaic tile and polished concrete floors
- Natural lighting — Track lighting — Central A/C — ADA-compliant restroom
- Security cameras and alarm system
- Fully operational kitchen includes: 3-compartment sink, grease trap, mop sink, commercial hood, floor drains, 2 hand wash sinks, soft water system, HVAC, and rear loading area (key money for equipment: \$46,000)
- Lease Rental: \$6,500 per month (\$5.42 per SF)

*For More Information, Please Contact*

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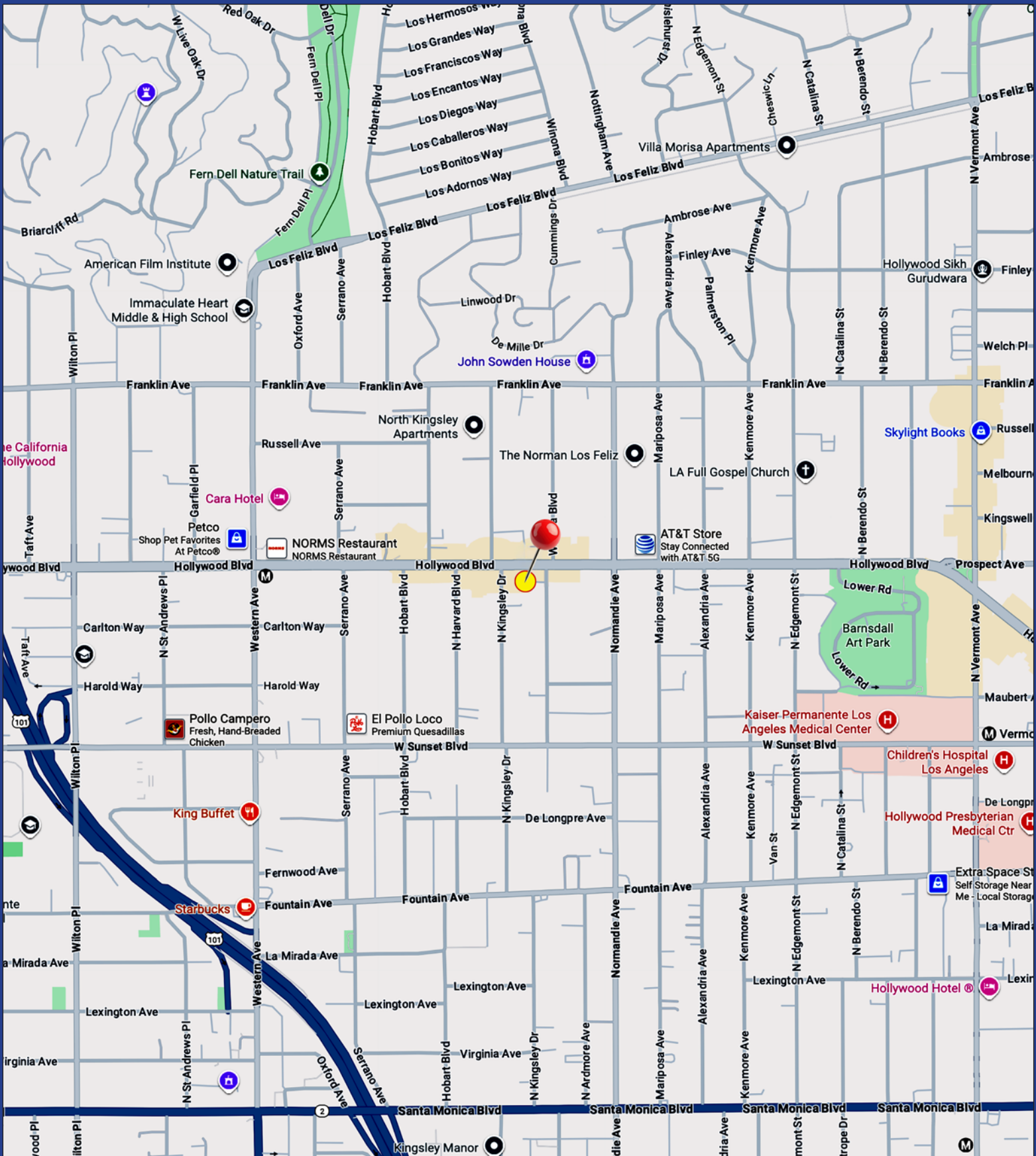
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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## Interior Photos



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