

RATE REDUCTION!

2nd Generation West LA Bagel Shop/ Cafe



12222 Wilshire Boulevard, Suite 103, Los Angeles, CA 90025

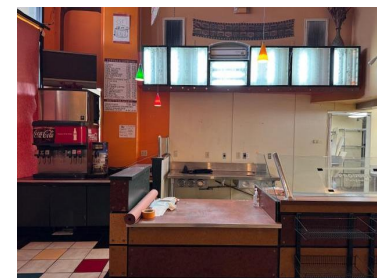
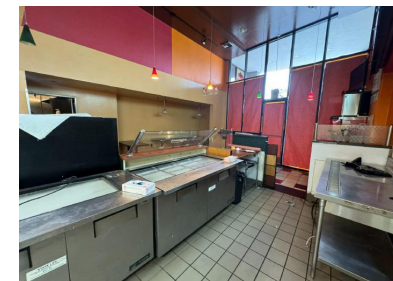


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Muselli Commercial Realtors is pleased to present the opportunity to lease approximately 1,625 Square Feet of in-line restaurant/cafe space in the heart of West Los Angeles. The space was formerly occupied by BagelWorks.

- Size** Approximately 1,625 SF.
- Lease Rate** ~~\$4.50~~ **\$3.95** per SF per month NNN (approximately \$1.29/sf).
- Term** 3-5 year term with options available.
- Highlights**
Space was formerly occupied by BagelWorks.
Walk-in refrigerator & freezer.
Large sales and prep area.
Separate baking oven room.
Storage room with additional sinks.
Display cases, refrigerated displays, and soda fountain machine.
Two rear entry doors from the parking garage.
- Bathroom** One bathroom.
- Parking** Shared customer parking lot in rear.
- Area** Building tenants include, Elegant Smile Dental, and Hara Sushi.
Located at the corner of Wilshire and Wellesley Ave.
High income neighborhood.
Easy access to the 405 and 10 freeways, Brentwood, and Santa Monica.



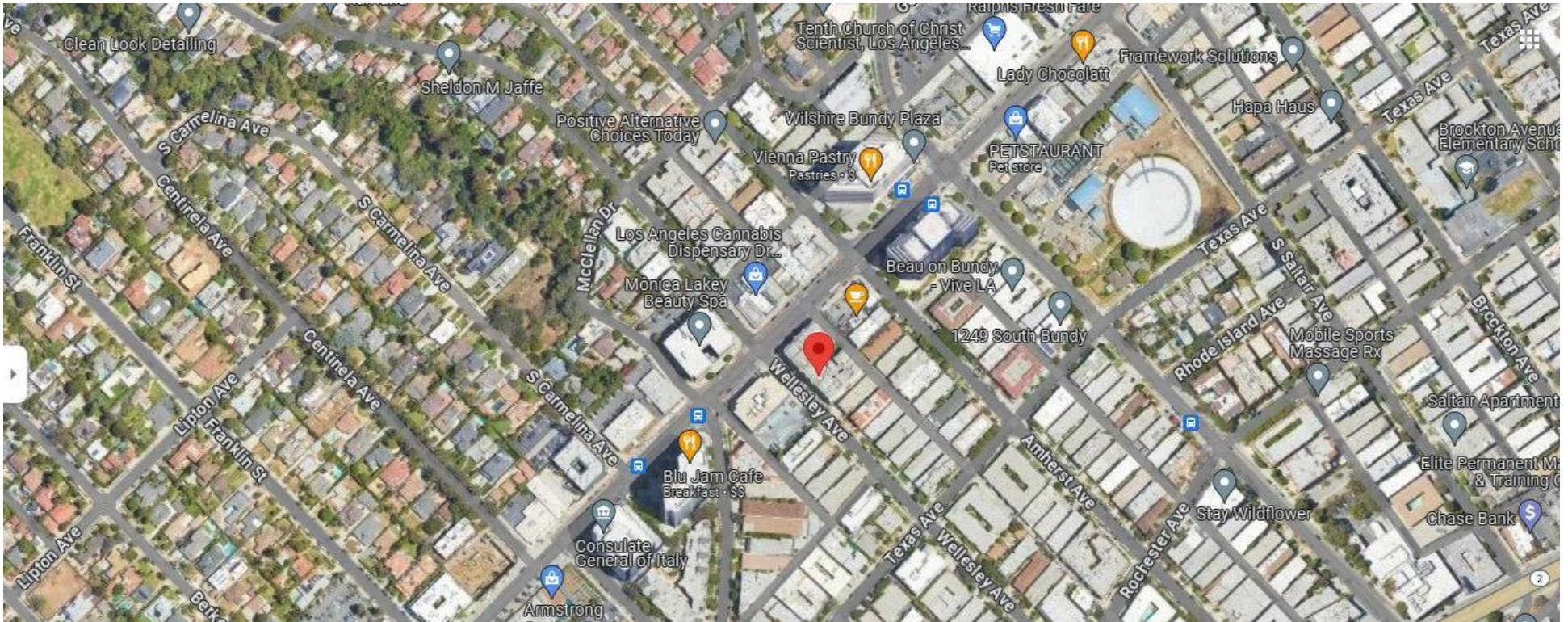
Photos



Photos



Map



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DRE BROKER # 00825237

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