

RATE REDUCTION!

CULVER CITY PIZZERIA WITH BEER AND WINE LICENSE



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Muselli Commercial Realtors is pleased to present the opportunity to acquire an operating pizzeria in Culver City. Exquisitely built out with no expense spared, this is a rare opportunity for a restaurant operator looking for a prime restaurant location in one of California's premiere urban markets. Wall Street Pizzeria is located on the corner of Washington and Inglewood Blvd at The Oliver, a newly built 30 unit Apartment Building.

Lease Rate ~~\$6,676.80~~ **\$5,850.00**/month NNN for the interior and \$75.00/month for the patio.
Initial lease term expires May 31, 2025 with Two 5 year options.

Key Money \$450,000.00 for all furniture, fixtures, equipment, and Type 41 license.

Size Approximately 1,560 SF plus a 450 SF patio.

Highlights 15' High Ceilings
Open Floor Plan
80 person seating capacity
Type 41 Beer and Wine License
Glass garage rollup door leads to idyllic indoor/outdoor dining experience
2 ADA bathrooms
Recycled beer and wine bottle countertops
6 tap kegerator with 2 reserves

Kitchen True double door refrigerator
4 Bakers Pride 502 ovens
Core System Multi Speed Hood
6 Burner Stove
Hobart 80 quart hydraulic lift mixer with pelican and shredding attachments

Parking Rear customer parking at no additional charge. Ample street parking.

Demographics **2-Mile Radius:** \$98,927.00 median household income. 59,811 households.
73,375 daytime employees. The average age is 41.60.



Interior Photos / Restaurant and Bar

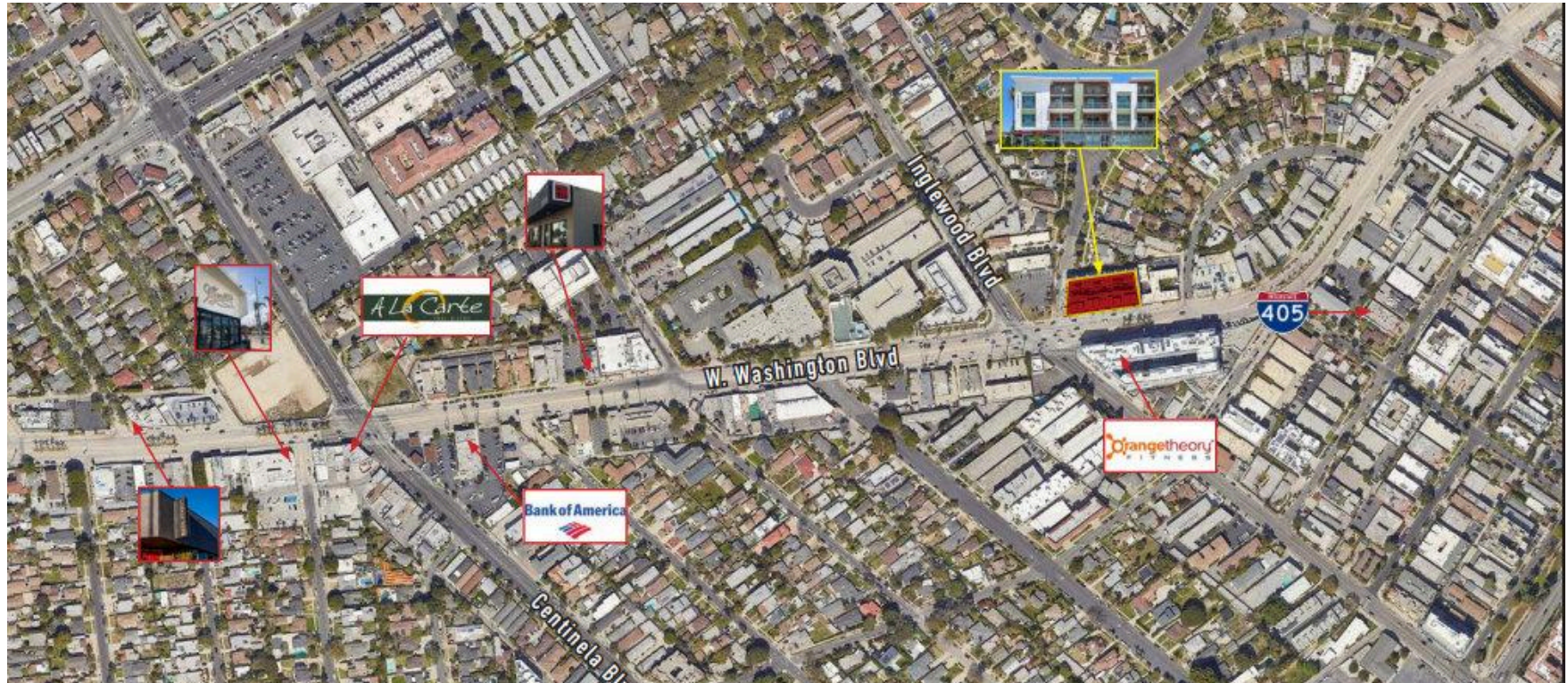


Interior Photos / Kitchen



Exterior Photos





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