RETAIL/RESTAURANT FOR LEASE

1201 North La Brea, West Hollywood, California 90038



MUSELLI COMMERCIAL REALTORS

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Executive Summary & Property Information

1201 North La Brea, West Hollywood California, 90038

1201 N La Brea Ave is a one story 3,164 square foot retail/restaurant building with a 1,441 square foot garden patio on a gated 17,850 square foot lot with 32 parking spaces. It is located in the heart of West Hollywood, which continues to see an increase in new commercial and residential redevelopment. It has 150 of frontage on La Brea and is on a signalized corner at La Brea and Lexington Avenues, over 38,000 vehicles pass by this location every day. Santa Monica Blvd is one block to the south and Sunset Blvd is three blocks to the north.

It is within walking distance of many new and established single and multi-family residences and retailers, including Ralph's, Target and Best Buy. Plummer Park is located less than 1/2 mile to the west, and the famous Hollywood Forever Cemetery is located 1-1/4 miles to the east.

Lease Rate	**$25,000.00 plus NNN Charges of $3,500.00 per month.**
Parking	**32 gated parking spaces at no additional charge.**
Term	**5 Years.**
Building	**3,164 square feet. Hood and a walk-in freezer in place.**
Patio	**1,441 square feet.**
Zoning	**Zoning WDC2A.**
Land Size	**17,850 Sq.Ft. APN 5531-011-001,002,003** **Frontage 150' on La Brea Ave Location NW Corner La Brea/Lexington.**
Availability	**Property is vacant and available for immediate occupancy.**



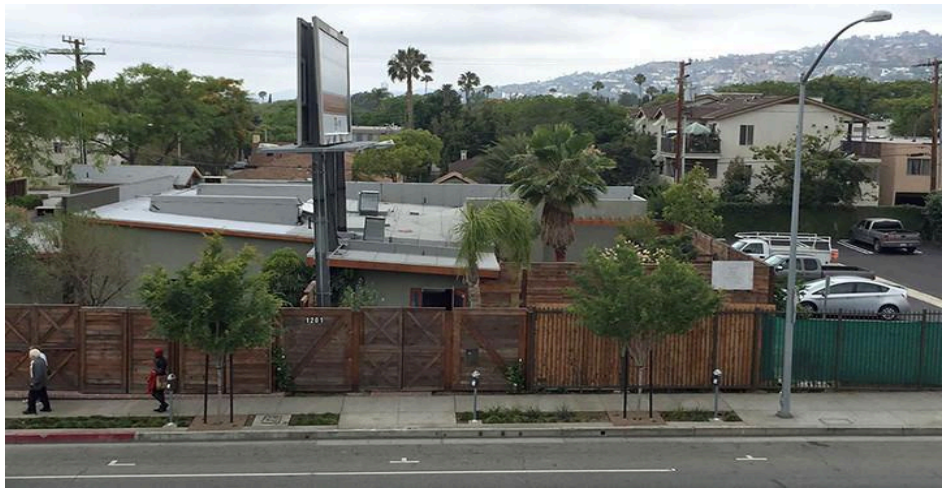


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Photo Gallery

1201 North La Brea, West Hollywood, California, 90038















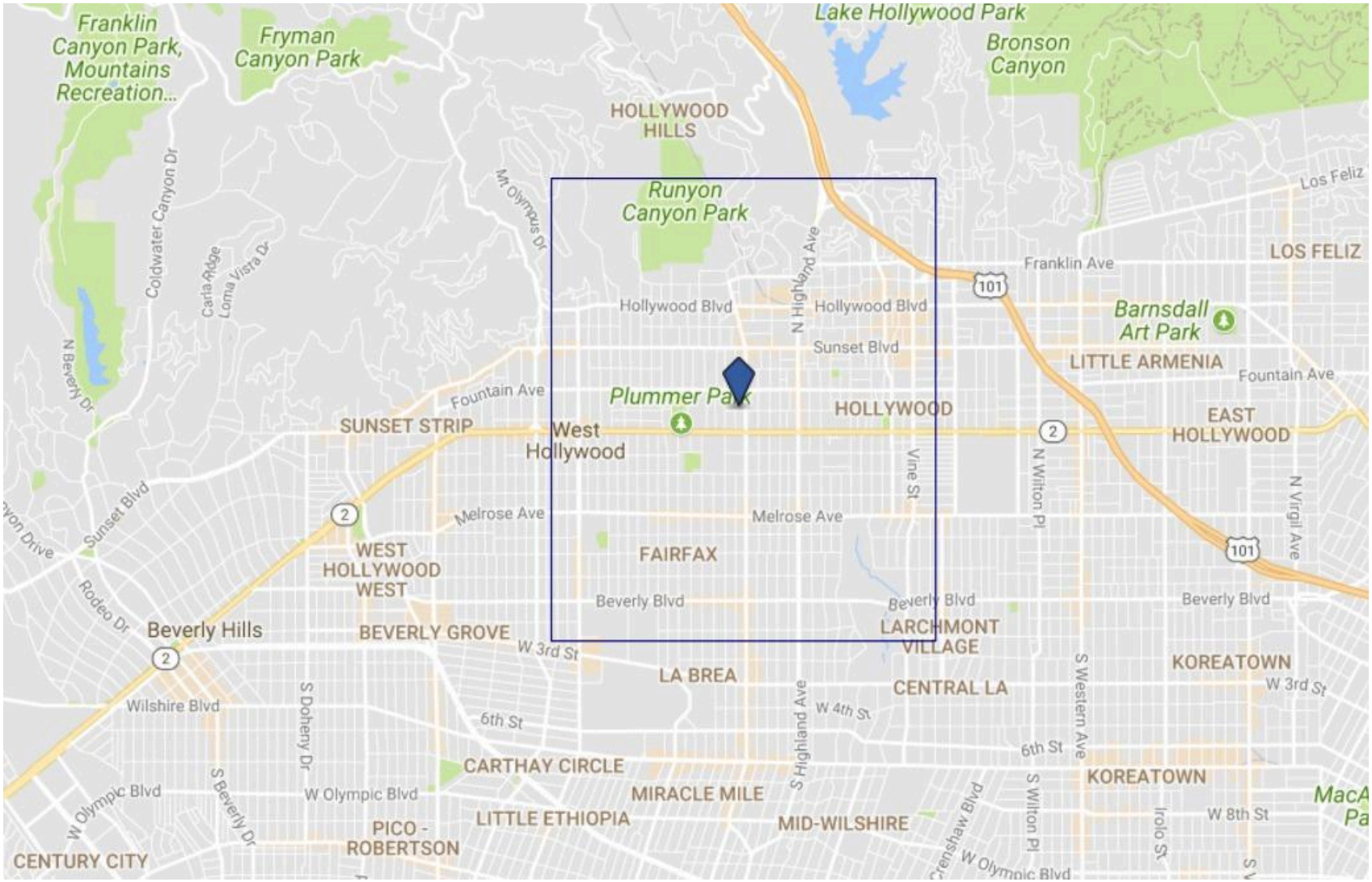


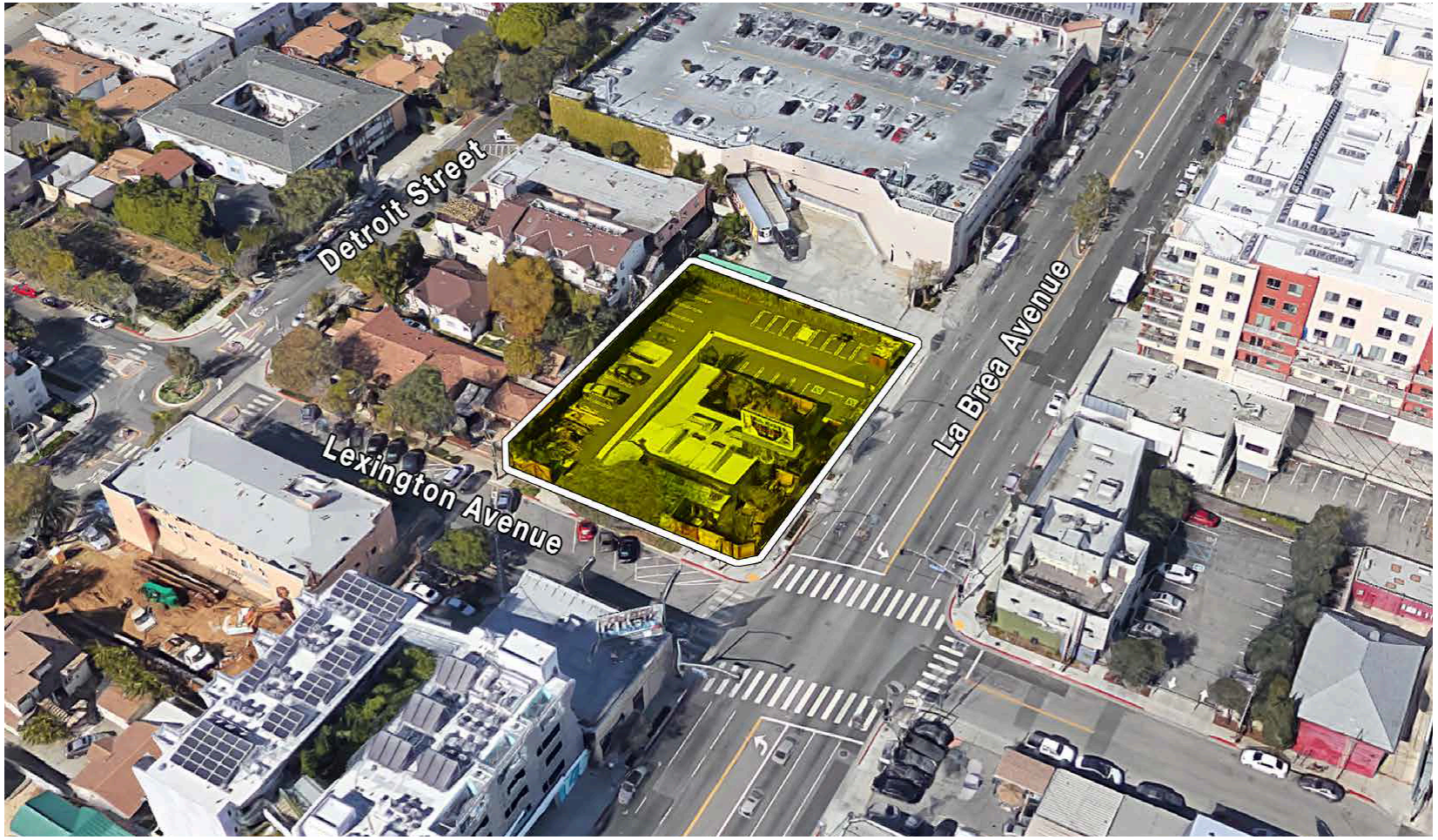
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Aerial Map & Overhead View

1201 North La Brea, West Hollywood California, 90038

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