

FOR SALE
FULLY EQUIPPED RESTAURANT / GHOST KITCHEN / CATERING FACILITY
4357 SEPULVEDA BLVD, CULVER CITY, CALIFORNIA 90230



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This is an opportunity to purchase a free standing retail building with a fully equipped restaurant located in the heart of Culver City with easy access to the 405 Freeway and the entire Westside area. Great exposure with 75 feet of frontage on Sepulveda Boulevard. Santa Monica, Playa Vista, Marina Del Rey, the famous Abbot Kinney Retail District, and Ocean Front Walk in Venice are a short drive away. Los Angeles Airport (LAX) is 5.5 miles to the south and the 405 Freeway is 2 blocks to the west.

Price

- \$4,150,000.00.

Occupancy

- Property will be delivered vacant at the close of escrow. There are currently month-to-month tenants.

Building Size & Lot Size & Parking - Assessor Parcel 4215-015-038

- Owner states the building is approximately 4,100 SF ground floor and 655 SF 2nd floor office/dry storage. Assessor records indicate a 1 story building with 4,125 SF total SF.
- Lot is approximately 5,996 SF per assessor records. 75' street frontage X 80' depth to a 20' foot alley
- Built in 1965 and recently remodeled by the owner.
- Buyers are advised to hire an expert to determine the actual building size and lot size.
- There are 7 parking spaces at the rear of the building accessible through the alley.

City Zoning & Administrative Use Permit (AUP)

- Commercial General (CG) Zoning per public records.
- Administrative Use Permit (AUP) from the City of Culver City for alcohol sales, incidental to a catering service and cafe.
- The property owner is operating with an ABC Type 41 (onsite consumption of beer and wine) and an ABC Type 58 which allows the sale of beer and wine at catered offsite events.
- Buyers are advised to verify zoning and the AUP with the City.

Features

- Fully equipped restaurant with 2 kitchens, 2 low ceiling hoods, and walk in refrigerator and freezer.
- 2nd floor office, 1,500 gallon grease trap, and lots of storage.
- See attached equipment list included in the sale on pages 7 - 14 of the OM.
- 48 person seating capacity dining area per the City of Culver City. Buyer to verify with the City.
- 2 ADA bathrooms. Buyer should verify upon inspection.
- Great visibility along Sepulveda Blvd with 75 feet of frontage.
- Remodel in 2012 by the current property owner.

Demographics

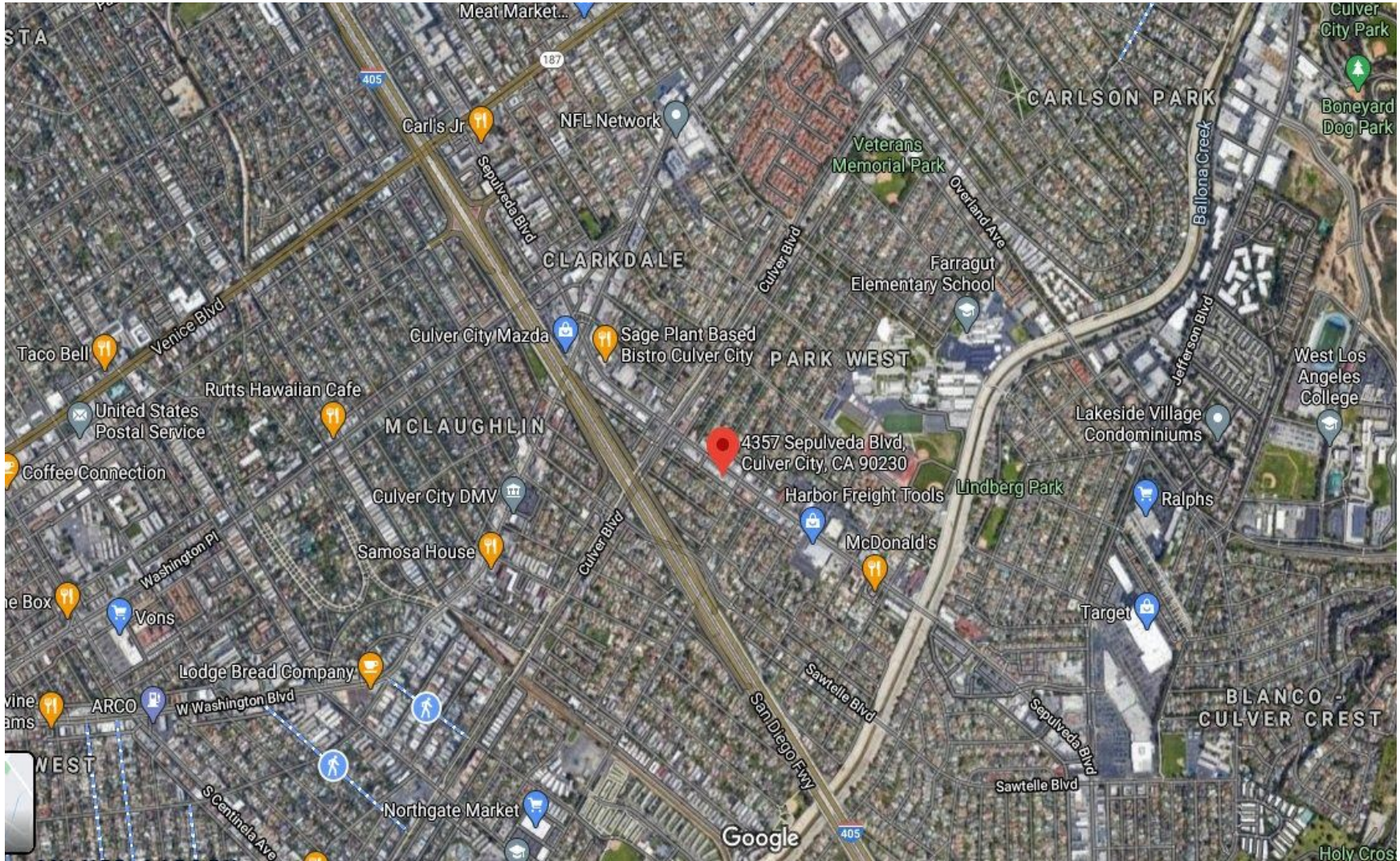
- Median age of residents in a 3 mile radius is 40 years old and an average yearly household income of \$94,000.





Location Map & Zoning Map

4357 SEPULVEDA BLVD, CULVER CITY, CALIFORNIA



City of

Culver CITY

ZONING MAP

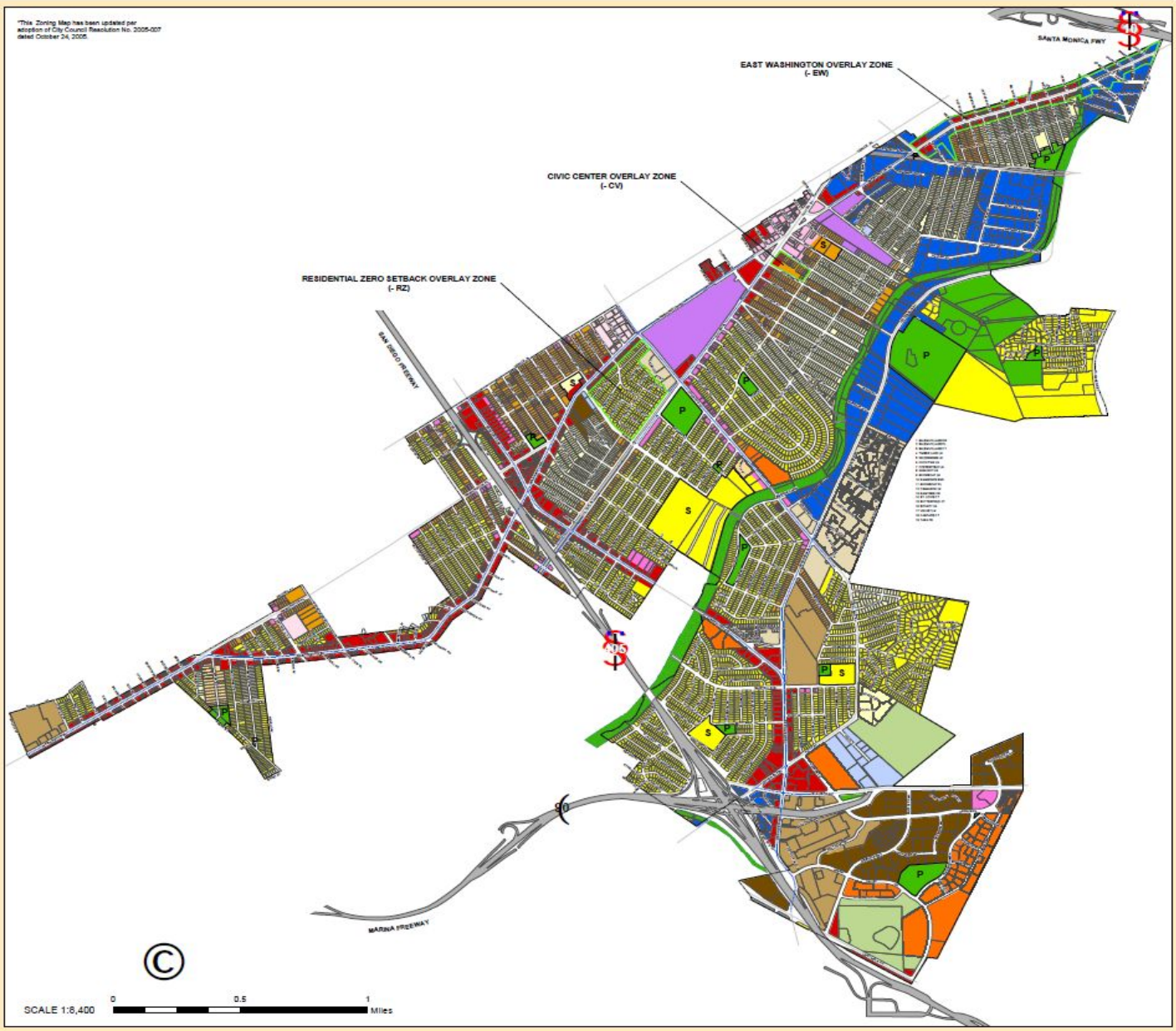
- CN Commercial Neighborhood
- CG Commercial General
- CC Commercial Community
- CD Commercial Downtown
- CRR Commercial Regional Retail
- CRB Commercial Regional Business Park
- R1 Residential Single Family
- R2 Residential Two Family
- R3 Residential Three Family
- RLD Residential Low Density Multiple
- RMD Residential Medium Density Multiple
- RHD Residential High Density Multiple
- PD Planned Development
- IL Industrial Light
- IG Industrial General
- S Studio
- E Cemetery
- OS Open Space
- T Transportation
- Commercial Zero Setback Overlay
- Overlay Zone Boundary
- City Boundary
- Ballona Creek
- P Culver City Park
- S School

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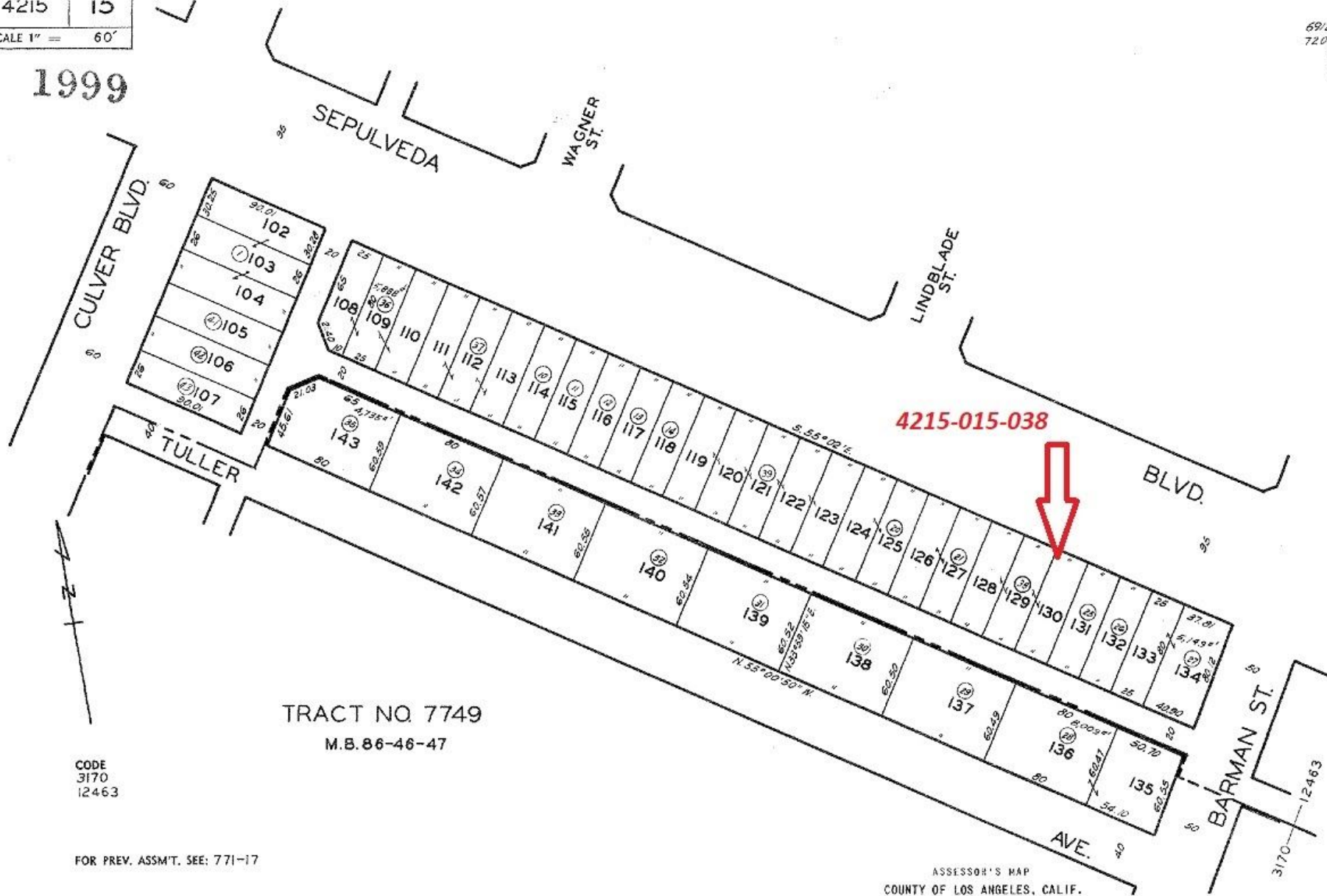


INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
8770 CULVER BLVD
CULVER CITY, CA 90230
TEL: 310-253-5860
August 28, 2007

This Zoning Map has been updated per adoption of City Council Resolution No. 2006-007 dated October 24, 2006.



1999



TRACT NO 7749
M.B. 86-46-47

CODE
3170
12463

FOR PREV. ASSMT. SEE: 771-17

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Equipment List Included in the Purchase Price
4357 SEPULVEDA BLVD, CULVER CITY, CALIFORNIA

LOCATION IN BUILDING

EQUIPMENT

Front of House

Coke Drop-in Dispenser – six flavors – with ice bin

Front of House

Bloomfield coffee maker – 3 burner

Front of House

Hand Sink

Front of House

Dump Sink

Front of House

Window Blinds

Front of House

WI-FI Router for bottom floor

Mop Closet

Mop Sink

Mop Closet

Utility Faucet

<u>Mop Closet</u>	<u>Metro Shelving</u>
<u>Dish Room</u>	<u>3 Compartment Sink</u>
<u>Dish Room</u>	<u>High Temp Dish Machine, Hobart</u>
<u>Dish Room</u>	<u>Condensate Hood</u>
<u>Dish Room</u>	<u>Pre-rinse Faucet</u>
<u>Dish Room</u>	<u>Metro Shelving</u>
<u>Dish Room</u>	<u>Wall Shelving (2)</u>
<u>Walk-in Refrig.</u>	<u>K.E.C. Refrig 13'6" x 9'6" x 7'4" with 27' of Metro Shelving</u>
<u>Walk-in Freezer</u>	<u>K.E.C. Freezer 16' x 6' x 7'4" with 18' of Metro Shelving</u>
<u>Main Kitchen Hot Line</u>	<u>Exhaust Hood – Captive Air – with 2 exhaust fans 19'</u>
<u>Main Kitchen Hot Line</u>	<u>Griddle Imperial Range – 36" x 24" ITG-36, heavy duty wheels</u>

<u>Main Kitchen Hot Line</u>	<u>Salamander 36" wide – Imperial Range – ISB-36</u>
<u>Main Kitchen Hot Line</u>	<u>Charbroiler – Gas – Imperial Range – IRB-36, heavy duty wheels</u>
<u>Main Kitchen Hot Line</u>	<u>4 Drawer refrigeration under the Charbroiler and Griddle, True TRCB-72 Chef Base (72") on heavy duty wheels</u>
<u>Main Kitchen Hot Line</u>	<u>Fryer – Deep Fat- Gas – Frymaster – GF14 (2 baskets), heavy duty wheels</u>
<u>Main Kitchen Hot Line</u>	<u>Wolf Range, 36" 6 burner, gas 3000 btu, with oven on heavy duty wheels</u>
<u>Main Kitchen Hot Line</u>	<u>Tilt Skillet – Cleveland Range SGL30T1, heavy duty wheels</u>
<u>Main Kitchen Hot Line</u>	<u>Faucet, wall mounted</u>
<u>Main Kitchen Hot Line</u>	<u>Convection oven – stacked – Blodgett DF-200, heavy duty wheels</u>
<u>Main Kitchen</u>	<u>Hand Sinks (2)</u>
<u>Main Kitchen</u>	<u>Prep Sinks (2)</u>
<u>Main Kitchen</u>	<u>Wall Shelves (4)</u>

<u>Main Kitchen</u>	<u>Prep Tables with 2 shelves above, 1 undershelf, on heavy-duty wheels (5) 5' x 30''</u>
<u>Main Kitchen</u>	<u>Prep Tables, undershelf, on heavy duty wheels (1) 5'xe30''</u>
<u>Main Kitchen</u>	<u>Prep Table 10' (1) with pan rack and drawer, undershelf</u>
<u>Main Kitchen</u>	<u>Wall Mounted Prep Tables (1) 8' x 30'', (1) 5' x 30'', (1) 5' x 30'' with prep sink</u>
<u>Main Kitchen</u>	<u>Meat Slicer (heavy duty compact 12'' Globe GC512</u>
<u>Main Kitchen</u>	<u>Work Table for slicer, 30'' x 30'', on heavy duty wheels,</u>
<u>Main Kitchen</u>	<u>20 qt. Mixer, Hobart A200 on stand with heavy duty wheels</u>
<u>Main Kitchen</u>	<u>Ice Machine with Bin, Hozacki KM-630MAH</u>
<u>Main Kitchen</u>	<u>Refrigerator, Reach-in, 2 door, True T-49</u>
<u>Main Kitchen</u>	<u>Refrigerator, single glass door, True TS-23G, on heavy duty wheels</u>
<u>Main Kitchen</u>	<u>Pass-thru to Front of House with SS shelf and heat lamp</u>

<u>Main Kitchen</u>	<u>Hobart, Floor Mixer, 30 qt D300</u>
<u>Main Kitchen</u>	<u>Industrial Coffee Maker – Bunn – U3 Titan Dual Brewer with 2 Servers</u>
<u>Main Kitchen</u>	<u>Microwave, Devo</u>
<u>Dry Storage</u>	<u>Metro Shelving, approximately 35 linear feet of shelving</u>
<u>Dry Storage</u>	<u>Security Cage, 24” x 36” x 63” H, with 4 shelves on heavy duty wheels</u>
<u>Dry Storage</u>	<u>Can Rack</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Exhaust Hood – Captive Air with 2 fans, 18’</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Convection oven – stacked – Vulcan SG66D, heavy duty wheels</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Prep Tables with 2 shelves above, 1 shelf below, on heavy-duty wheels 30x60</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Fryer – Deep Fat- Gas – Frymaster – GF14 (2 baskets), heavy duty wheels</u>

<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Griddle – Gas – Imperial Range ITG24, heavy duty wheels</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Range 6 Burners with Oven – Gas – Wolf – C36S-6B-N</u>
<u>Pastry/Rental Kitchen/Hot Line</u>	<u>Range – Stock Pot – Wolf WSPR1</u>
<u>Pastry/Rental Kitchen</u>	<u>Hand Sink</u>
<u>Pastry/Rental Kitchen</u>	<u>Prep Table with Sink, wall mounted</u>
<u>Pastry/Rental Kitchen</u>	<u>Prep Table with Shelve Below, wall mounted</u>
<u>Pastry/Rental Kitchen</u>	<u>Wall Shelves (2)</u>
<u>Pastry/Rental Kitchen</u>	<u>Refrigerator, 2 Door Reach-in, True T-49, on heavy duty wheels</u>
<u>Pastry/Rental Kitchen</u>	<u>Freezer, 2 Door Reach-in, Traulsen G22010, on heavy duty wheels</u>
<u>Utility Area</u>	<u>Lockers (22) Wall mounted</u>

<u>Utility Area</u>	<u>Washing Machine</u>
<u>Utility Area</u>	<u>Dryer</u>
<u>Utility Area</u>	<u>Cabinets with counter space</u>
<u>Utility Area</u>	<u>Wall Shelves (2)</u>
<u>Electrical Room</u>	<u>Water Heater</u>
<u>Electrical Room</u>	<u>Floor Shelving</u>
<u>Catering Storage</u>	<u>Mix of Metro and Floor Shelving – Various sizes</u>
<u>Catering Storage</u>	<u>Prep Table – 8' with shelf below</u>
<u>Catering Storage</u>	<u>Wall Shelving</u>
<u>General Office</u>	<u>Wall Mounted shelves and cabinets</u>
<u>Storage by General Office</u>	

Executive Office

High-Def Camera System – 22 cameras installed throughout the building and in back parking lot. Room for 25 cameras on the system.

Storage by Exec. Office

Houses phone, computer lines and camera system.



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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. DRE BROKER # 00825237