

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



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This is an opportunity for a restaurant or ghost kitchen to lease a free standing retail building with a fully equipped kitchen in the heart of Culver City with easy access to the 405 Freeway and the entire Westside area.

#### Lease Rate & Term

- \$4.25 per SF + NNN costs which are approximately \$.60 per SF per month.
- Rent includes the use of the equipment on the premises. See itemized list included in this brochure.
- Tenant to be responsible for the maintenance of all equipment and fixtures.
- Lease term is negotiable.

#### Building Size & Lot Size

- Approximately 4,100 SF ground floor and 655 SF 2nd floor office/dry storage.
- Tenants are advised to hire an expert to determine the actual size.
- Lot size is approximately 6,000 SF.
- Built in 1965 and recently remodeled by the owner.

#### Zoning

- Commercial General - CG per public records. Tenant is advised to verify zoning with the City.

#### Parking

- 7 spaces in the rear of the building included at no additional charge.

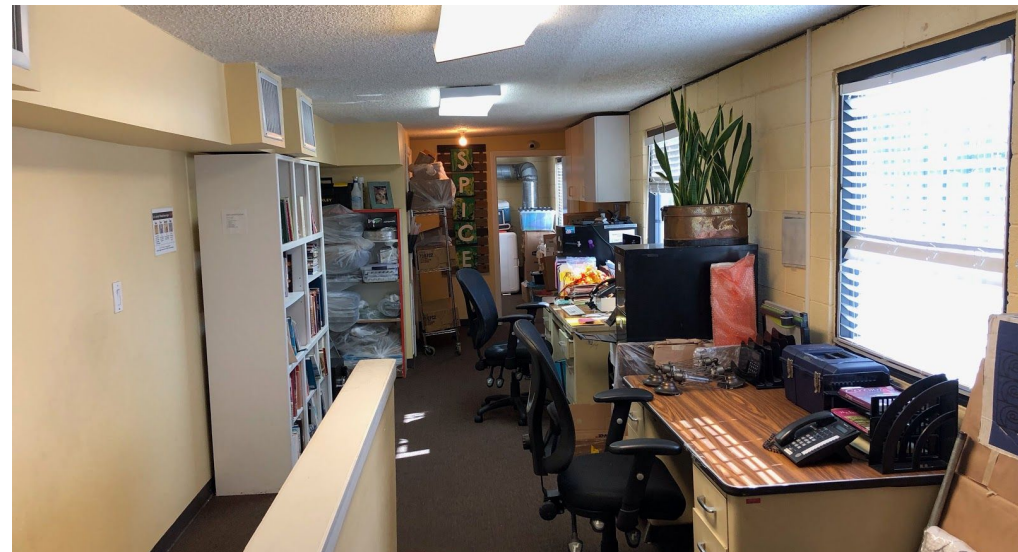
#### Description

- Fully equipped restaurant with 2 kitchens, 2 low ceiling hoods, and walk in refrigerator and freezer.
- 2nd floor office, large grease trap, and lots of storage.
- Currently used as a catering kitchen with a catering permit.
  
- 48 person seating dining area capacity.
- 2 ADA bathrooms.
- Type 41 license.
- Great visibility along Sepulveda Blvd with 77 feet of frontage.
- Remodel in 2012 by the property owner.
- **AVAILABLE IN 60 DAYS.**

#### Demographics

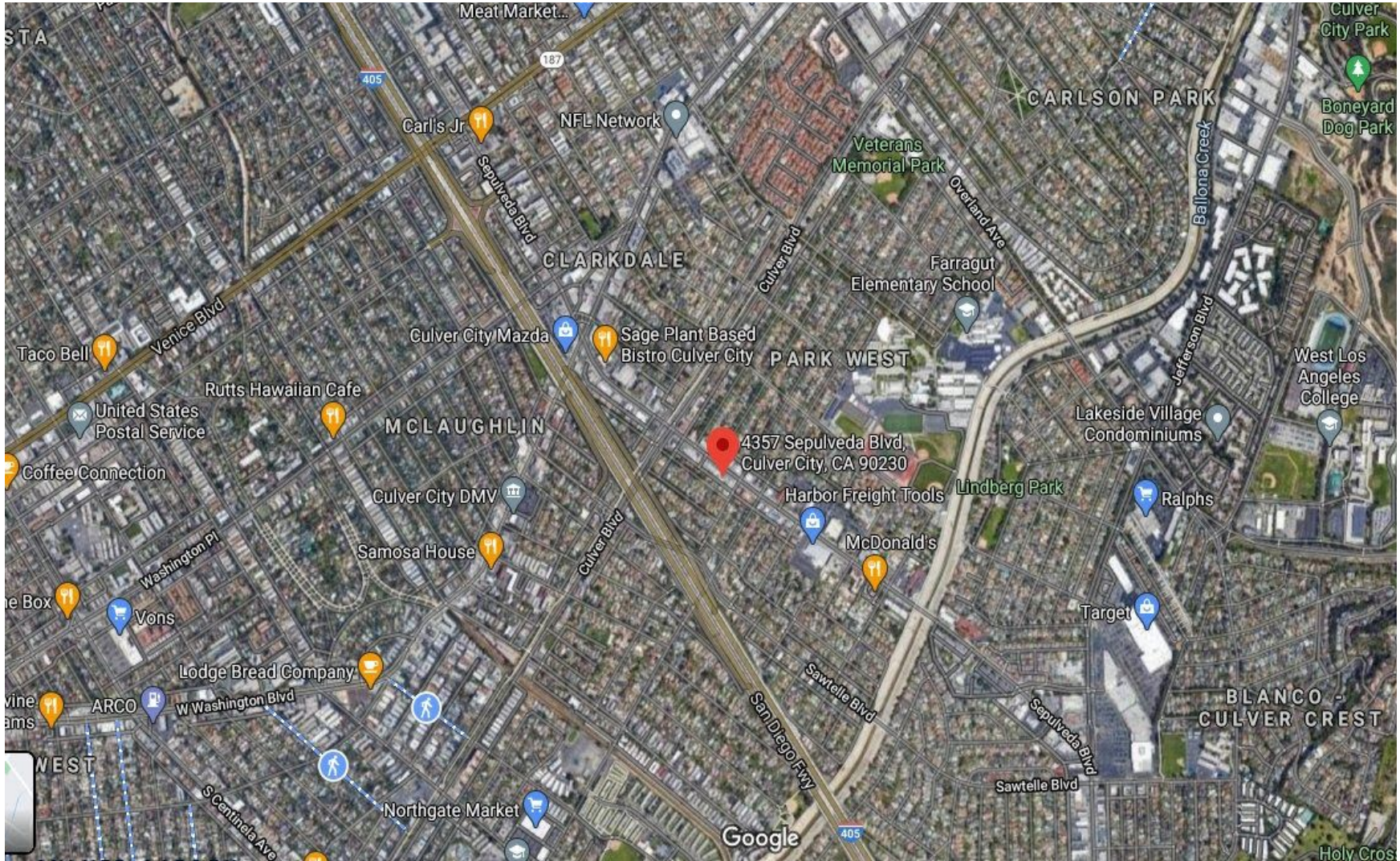
- Median age of residents in a 3 mile radius is 40 years old and an average yearly household income of \$94,000.
  
- Santa Monica, Playa Vista, Marina Del Rey, the famous Abbot Kinney Retail District, and Ocean Front Walk in Venice are a short drive away. Los Angeles Airport (LAX) is 5.5 miles to the south and the 405 Freeway is 2 blocks to the west.





## Location Map & Zoning Map

### 4357 SEPULVEDA BLVD, CULVER CITY, CALIFORNIA



City of

# Culver CITY

## ZONING MAP

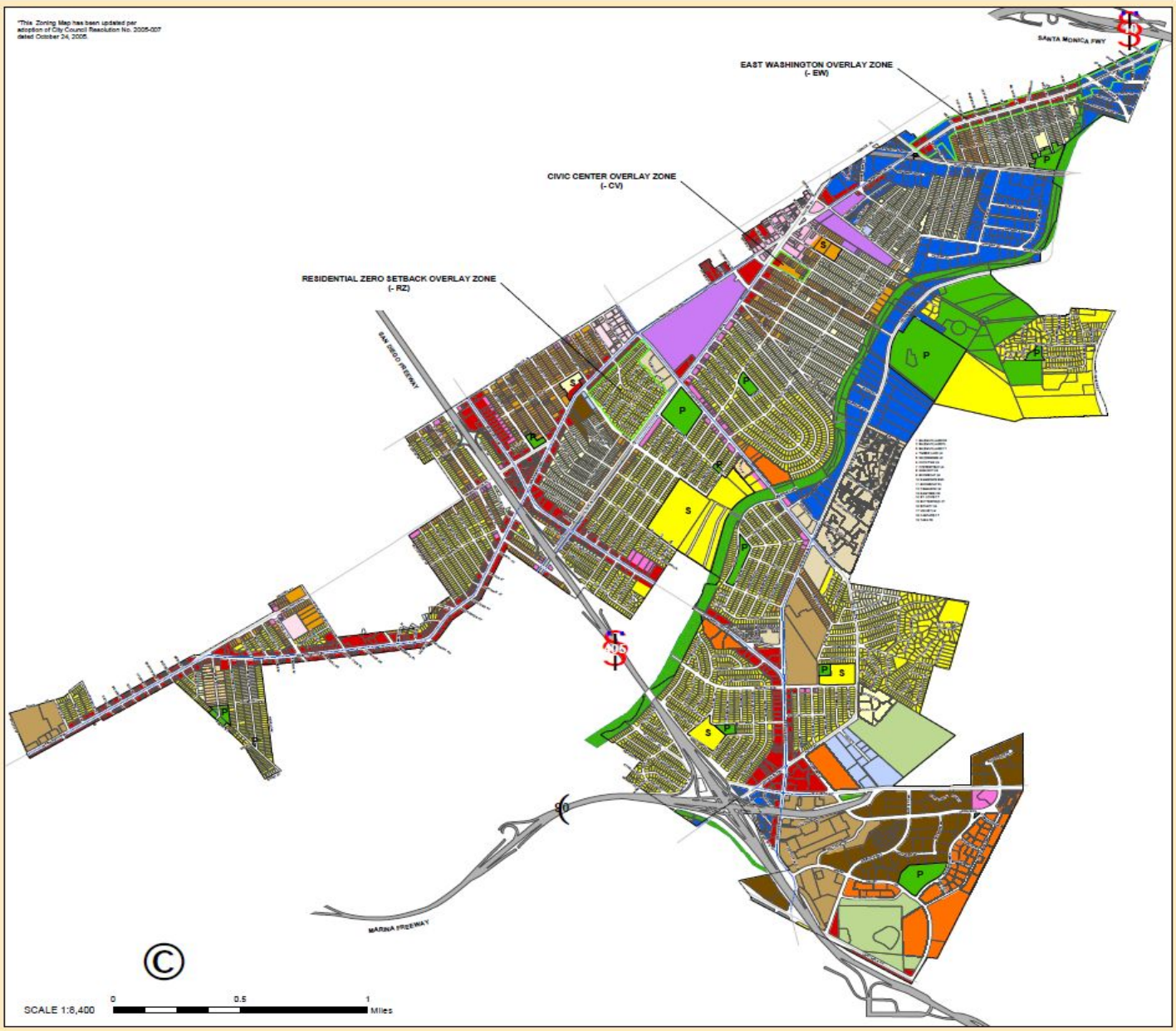
- CN Commercial Neighborhood
- CG Commercial General
- CC Commercial Community
- CD Commercial Downtown
- CRR Commercial Regional Retail
- CRB Commercial Regional Business Park
- R1 Residential Single Family
- R2 Residential Two Family
- R3 Residential Three Family
- RLD Residential Low Density Multiple
- 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  
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August 28, 2007

This Zoning Map has been updated per adoption of City Council Resolution No. 2005-007 dated October 24, 2005.



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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



Equipment List

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

Mop Closet

Metro Shelving

<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, Devoe</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</u>	<u>Range – Stock Pot – Wolf WSPR1</u>

<u>Line</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>	
<u>Executive Office</u>	<u>High-Def Camera System – 22 cameras installed throughout the building and in back parking lot. Room for 25 cameras on the system.</u>
<u>Storage by Exec. Office</u>	<u>Houses phone, computer lines and camera system.</u>