

# NEW LISTING!

## CULVER CITY PIZZERIA WITH BEER AND WINE LICENSE



**11955 Washington Boulevard, Los Angeles, CA 90066**



Laura Pozarny, Executive Vice-President  
(310) 458-4100 ext: 222  
[lpozarny@muselli.net](mailto:lpozarny@muselli.net)  
DRE License 02129230

Evan Pozarny, Executive Vice-President  
310-458-4100 ext: 221  
[epozarny@muselli.net](mailto:epozarny@muselli.net)  
DRE License 01304769

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** \$8,200/month including NNN for the interior and \$75.00/month for the patio.  
Initial lease term expires May 31, 2024 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**

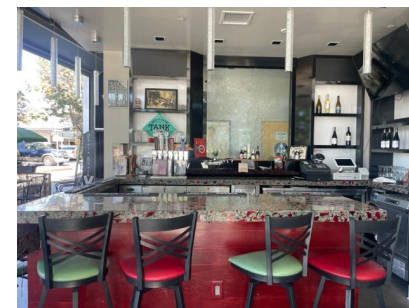
- 15' High Ceilings
- Open Floor Plan
- 80 person seating capacity
- Type 41 Beer and Wine License
- Glass garage rollup door leads to idyllic indoor/outdoor dining experience
- 2 ADA bathrooms
- Recycled beer and wine bottle countertops
- 6 tap kegerator with 2 reserves

**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

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## Interior Photos / Kitchen

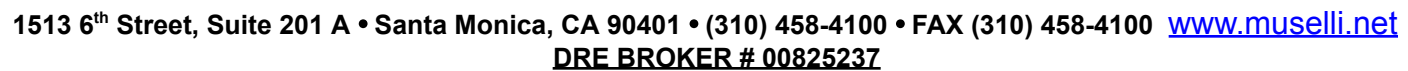
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## Exterior Photos

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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 the Broker. You are advised to conduct an independent investigation to verify all information.**