

# Turnkey Freestanding Hermosa Beach Restaurant | 2,800 SF

FOR SALE



- ✓ Ideal coastal location, just steps away from Hermosa Beach Pier
- ✓ Extremely turnkey restaurant with recent renovations
- ✓ Phenomenal visibility on Hermosa Beach's main drag

- ✓ Freestanding building with a tremendous spacious patio
- ✓ Rare Type 41 license in beach community
- ✓ Highly desirable shopping center location with an expansive parking lot
- ✓ Incredible fit for a variety of concepts

<b>PRICE:</b>	\$275,000
<b>LOCATION:</b>	Hermosa Beach, CA
<b>REASON FOR SELLING:</b>	Partnership
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	Approx 2,800 SF + Patio
<b>RENT:</b>	\$4.77/SF + NNN
<b>LEASE TERM:</b>	13 years
<b>ABC LICENSE:</b>	Type 41
<b>PARKING:</b>	Parking Lot



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