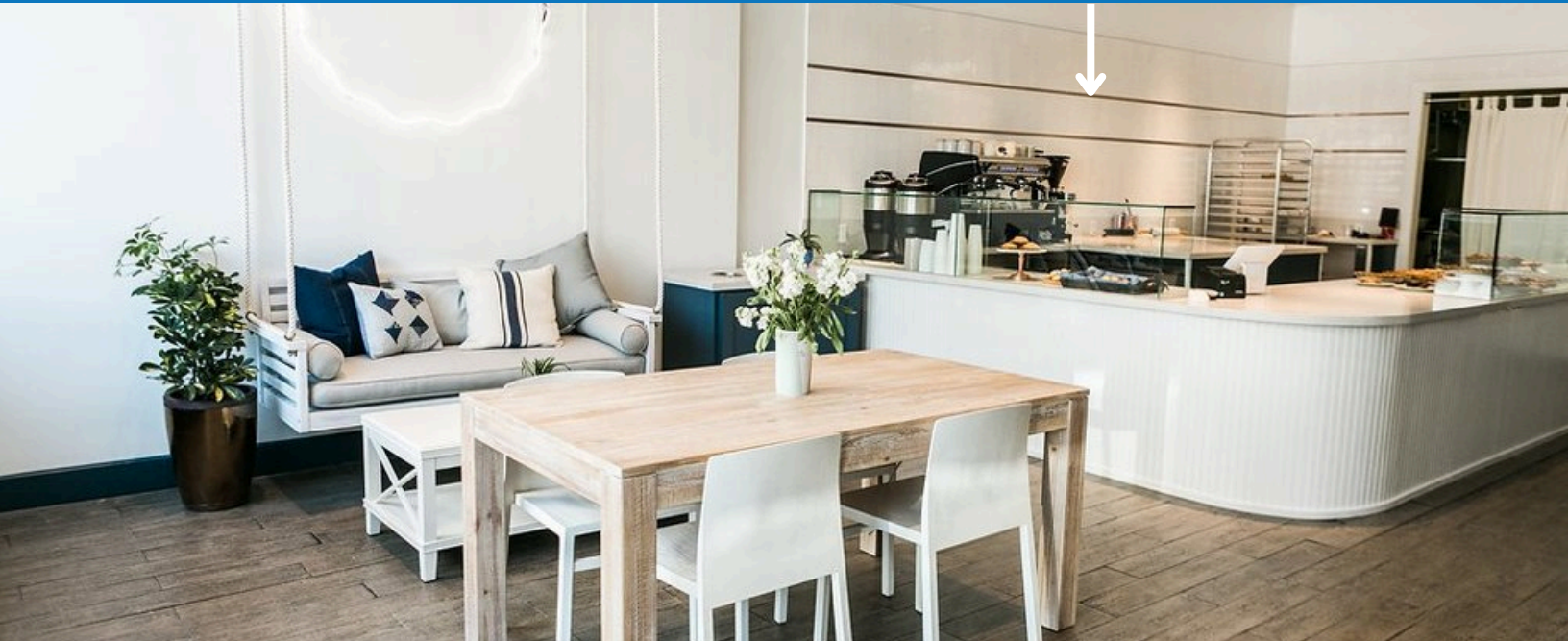


DEMBO REALTY

retail properties

COMMERCIAL KITCHEN

SUB-LEASE



COMMERCIAL KITCHEN/ PREP SPACE SUB-LEASE

800 SF

\$5,000/MONTH

9PM-9AM DAILY

PRIME BRENTWOOD LOCATION

CLOSE TO WESTSIDE & 405 FREEWAY

FLEXIBLE SUB-LEASE TERMS AVAILABLE



800 SF



KITCHEN



LOT IN REAR

**11678 SAN VICENTE BLVD
LOS ANGELES, CA 90049**

PHILIP KLAPARDA

PHILIP@DEMBOREALTY.COM

310.278.4747 X12

LIC: #01347517

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BEVERLY HILLS, CA 90212

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All information must be independently confirmed.



DEMBO REALTY

retail properties

DRY STORAGE AREA

SHARED ACCESS TO WALK-IN FRIDGE AND FREEZER

DESIGNATED PREP SURFACES

FULL ACCESS TO COMMERCIAL-GRADE INFRASTRUCTURE, INCLUDING:

COMMERCIAL OVEN

THREE-COMPARTMENT SINK

HIGH-TEMP DISHWASHER HANDWASHING STATIONS

LA COUNTY-PERMITTED KITCHEN SMALLWARES AND OTHER EQUIPMENT NEGOTIABLE

ACCESS & USAGE AVAILABLE HOURS: 9:00 PM - 9:00 AM, 7 DAYS/WEEK

BEST SUITED FOR: OVERNIGHT PRODUCTION - EARLY-MORNING BAKERY OR CATERING PREP

QUIET OPERATIONS ONLY; NO HIGH-NOISE OR SMOKE-INTENSIVE PROCESSES PERMITTED

**11678 SAN VICENTE BLVD
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KARI JAFFE

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