

# FOR SALE

## Restaurant Building

Excellent Ventura Blvd. Sherman Oaks Location

\$1,350,000    2,443 SF± Bldg.\*



13456 Ventura Boulevard

A Rare Gem, Excellent Ventura Boulevard Location.  
A Fine Restaurant In The Midst of Restaurants and Shopping.  
Le Petit Jacques Café, a French bistro / sidewalk café.  
Initial lease term at \$3,500 MG expires Apr.,07 + one 3-year option at market rent.  
2,443± SF Bldg., 3,197 SF± Lot.\* ♦ Zoning C-2 ♦ APN: 2373-007-007  
2 parking spaces off alley in the rear; valet parking.

For further information contact:

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*Commercial Real Estate*