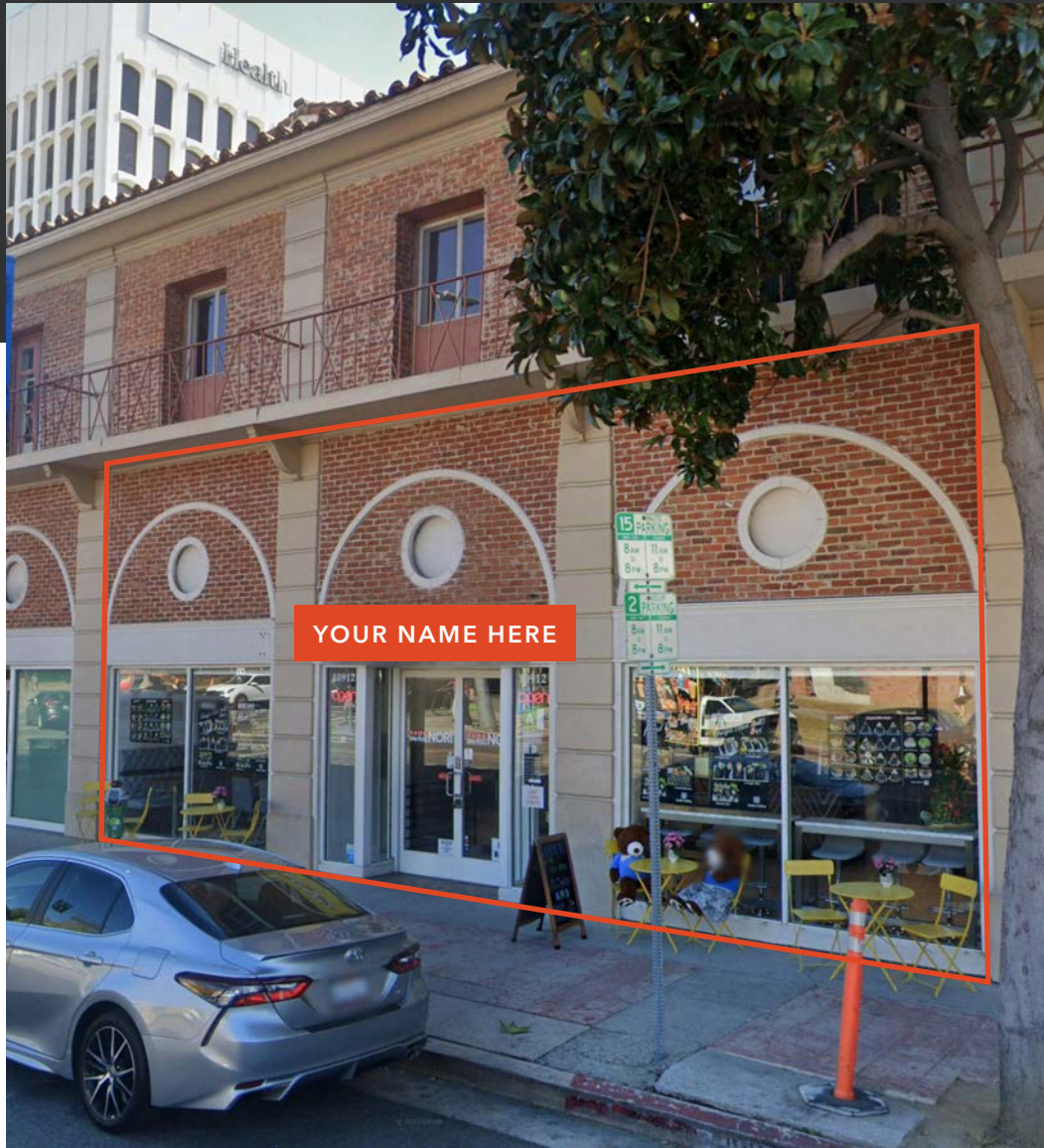


RESTAURANT FOR SUBLEASE



10908 LE CONTE AVENUE

LOS ANGELES, CA 90024

Major frontage on Le Conte Ave directly across from campus with over 60,000 students and the Ronald Reagan UCLA Hospital—ranked as the best in California and the West with over one million square feet of space!

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*Restaurant for sublease
in Westwood Village*

SIZE	±1,596 SF
RENT	\$10,000.00 per month
NNN	±\$1.13 PSF/MO
LEASE TERM	10-year
KEY MONEY	\$230,000 All FF&E includes walk-in cooler & all existing components in the premises
PARKING	Adjacent lot

