

TURNKEY TAKE-OUT RESTAURANT SPACE AVAILABLE

4774 Park Granada #4, Calabasas, CA 91302

NEW DEVELOPMENT APPROVED

AVANTI
CALABASAS
UNDER DEVELOPMENT



AVAILABLE



PARK SORRENTO

PARK GRANADA



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ±828 RSF Turnkey Restaurant Space
- Very Rare Opportunity in an extremely affluent Sub-Market
- High profile busy neighborhood center across from Calabasas Commons
- Co-tenants include Florentyna's Flower Shop, Nail Spa, britebar, Little Blue, ActivePear, Shibuya Sushi, Kumon, and USPS
- Fantastic Building and Monument Signage

DEMOS	1 mile	3 mile	5 mile
Population	6,752	79,087	202,785
Avg. HH Income	\$168,661	\$145,542	\$128,721
Daytime Pop.	5,818	66,275	167,876
Traffic Count	±18,676 cars per day		

AREA AMENITIES

- Densely populated residential area with new mixed-use developments nearby
- Convenient access to 101 Freeway
- Close proximity to many national and regional tenants
- Median Home Value = \$1,078,181 in one (1) mile radius
- Average Household Income = \$168,661 in one (1) mile radius
- Brand New Trader Joe's across the street
- Nearby retailers include: Wells Fargo, Chase, Ralphs, Edwards Theatres, Rite Aid, Pick Up Stix, Barnes & Noble, See's Candies, Susie Cakes, Soul Cycle and more!
- Conveniently located off Calabasas Parkway, just blocks away from Mullholland Drive



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PROPERTY FEATURES

- Current Tenant's Business Assets, FF&E, and ABC License
- Numerous recent upgrades completed in the premises
- Hood, Grease Trap, and Walk-In Refrigeration



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