



AUSTIN HARRELL (818) 514-0547

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4774 Park Granada #4, Calabasas, CA 91302

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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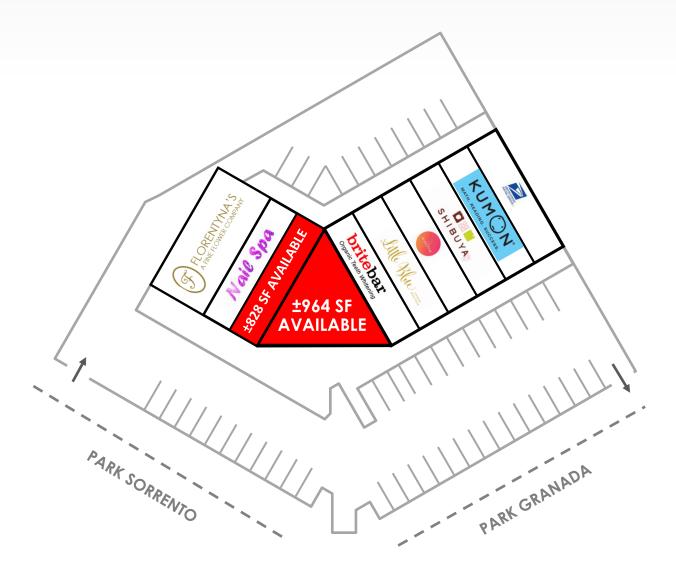
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