

# CENTURY CITY FULLY EQUIPPED & PROFITABLE FOR SALE

- Premises:        Approx. 3,000 square feet plus patios plus  
                      approx. 2,000' of prep. Kitchen, walk ins, and storage.
- Monthly Rent:    \$10.00 psf total rent incl. NNN & CAM.
- Parking:         Century City Shopping Center Parking.
- Lease Term:      10 yrs. on primary term- negotiate options.
- ABC License:     2 am Type 47 Liquor Lic.—Live Entertainment
- Sale Price:       \$575,000.00
- Goodwill:        \$175,000 Annual profit —Absentee Owner.
- Comments:       Join Cheesecake, Houston's, Gulf Stream, Rock  
                      Sugar, BJ's, Ummba Grill, Gelson's Market, AMC  
                      Theaters, Pink Taco and over 100 more stores.

*ALL INFORMATION HAS BEEN OBTAINED FROM RELIABLE SOURCES  
BUT IS NOT GUARANTEED*



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