

FOR
LEASE

RESTAURANT / BAKERY / COFFEE CONCEPTS
FULLY BUILT-OUT NEWER RESTAURANT
TOP SOLANO AVE LOCATION
AMPLE TI MONIES FOR QUALIFIED TENANT



1175 SOLANO AVENUE ALBANY CA 94706



Located at the high-visibility corner of Stannage Avenue along the best block of Solano, this attractive site is anchored by US Post Office and Little Star Pizza. One block from Albany Theater, two blocks off San Pablo Avenue, easy freeway access to 80 and 580.

The original location of the very successful Little Star, before the operators relocated next door to a much larger premises, 1175 Solano is a fully built-out $\pm 2,235$ -SF modern restaurant facility. Includes rare off-street parking lot and outdoor patio tables.

Property owner prefers all-day or lunch / dinner concepts to complement the other successful food tenants in the project, Little Star Pizza and Boss Burger.



**DISCOUNTED YEAR-1 STARTUP
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Francis Griffin

510-450-1405

fgriffin@mrecommercial.com

CA BRE No: 02016713

RENT NEGOTIABLE

Erik Housh

510-450-1410

ehoush@mrecommercial.com

CA BRE No: 00884250