## 2ND GENERATION RESTAURANT END CAP UNIT FOR LEASE

895 S. EAST STREET, ANAHEIM, CA 92805

1801 Century Park East, Suite 1420 Los Angeles, California 90067 P 310.275.8222 F 310.275.8223 www.cag-re.com License #01876070 Alex Shabani Senior Managing Director Phone: 310.272.7397 Email: alex@cag-re.com Lic: 01352902







## ON THE CORNER OF EAST STREET & VERMONT AVENUE

895 S. EAST STREET, ANAHEIM, CA 92805

## **Highlights**

- Approximately 3,300 Sq Ft End Cap
- Fully Equipped Restaurant Space with Beer & Wine License
- Tremendous Visibility
- Busy intersection
- Ample Parking
- Variety of Signage
- Large Frontage

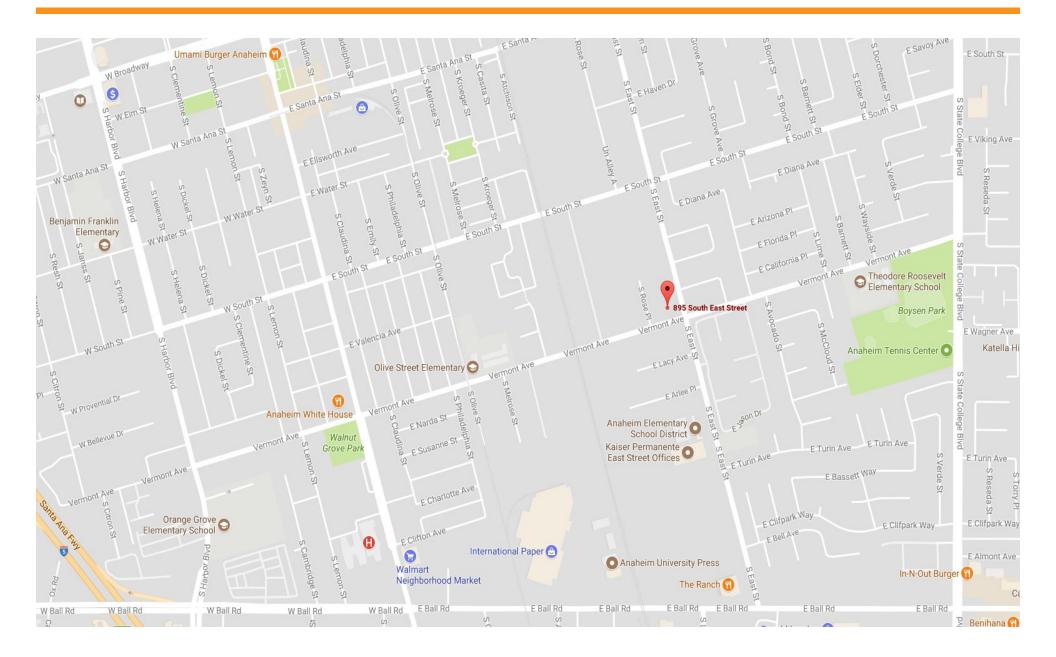
- Right off Signalized Intersection
- Excellent Traffic Counts
- Strong Area Demographics
- 1-Mile AVG HH Income: \$60,400
- 1-Mile Population: 33,392
- 70% Hispanic

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



## MAP

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For more information, please call.



COMMERCIAL ASSET GROUP

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