

FOR SALE / LEASE

440 HELIOTROPE AVE, CORONA DEL MAR, CA 92625

2ND GENERATION RESTAURANT



Legacy

Commercial Real Estate



**440 HELIOTROPE AVE
CORONA DEL MAR**

EXCLUSIVELY LISTED BY:

Nick Day

424.400.1380

Lic No. 02045449

nickday@legacycre.net

440 HELIOTROPE AVE CORONA DEL MAR

E.COST HWY VPD 47,000

HELIOTROPE AVE

PROPERTY FEATURES:

- Unique neighborhood commercial property in a **luxury coastal market** (Zoned CC)
- Fully equipped **2nd Generation Restaurant** with bar & patio (55ft of street frontage)
- Includes **Type 47 & Type 58** license(s)
- **Reciprocal parking agreement** at the adjacent north lot.
- **Development opportunity** to reposition second floor
- 16ft Type 1 Hood | Walk in cooler & freezer | 600 amps | **Seats: 109**
- **FIRST** time available in 19 years (Owner retiring)

INVESTMENT HIGHLIGHTS

Offering Price: Contact Broker

APN: 459-182-10

Size: 3,000sf plus patio

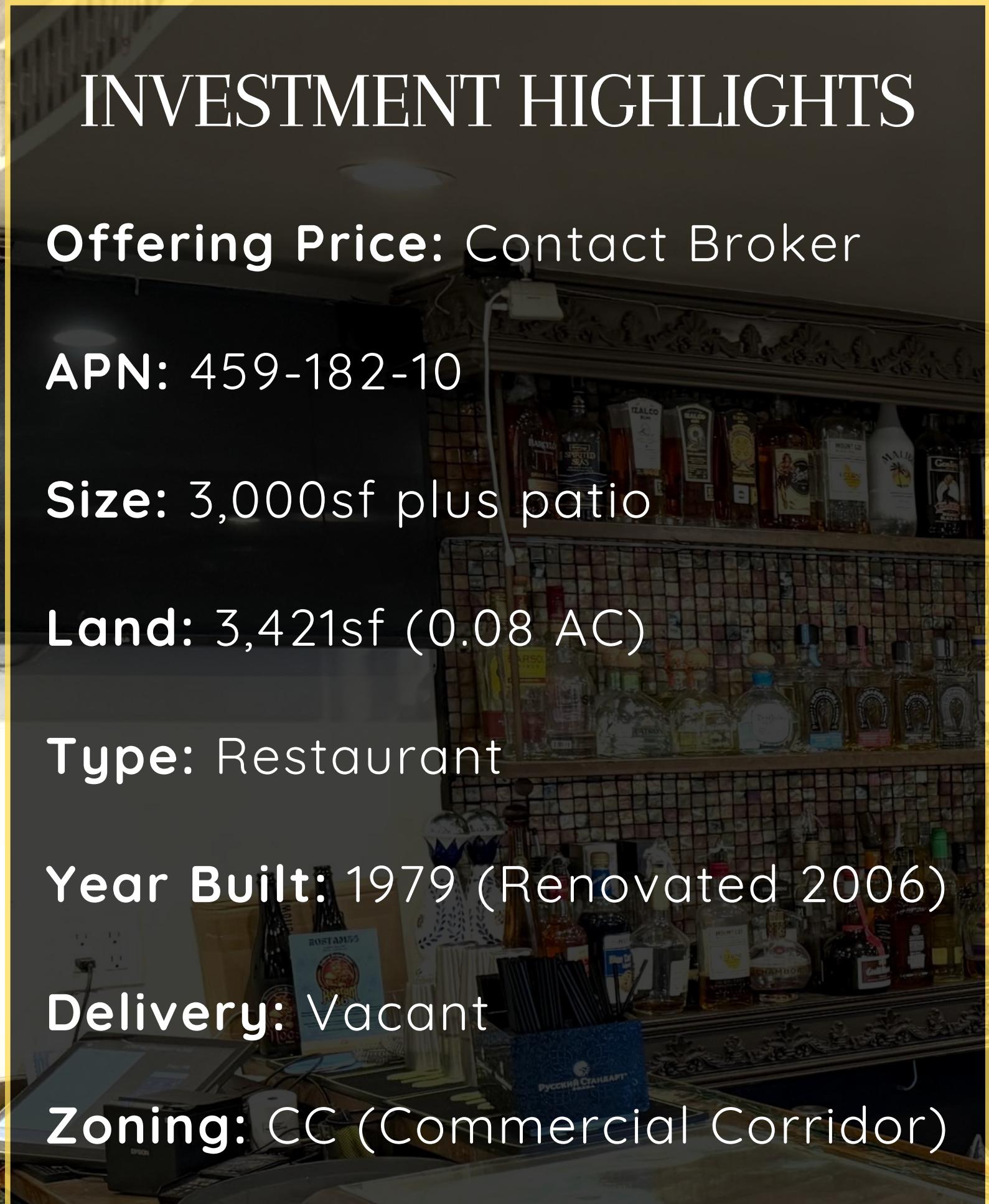
Land: 3,421sf (0.08 AC)

Type: Restaurant

Year Built: 1979 (Renovated 2006)

Delivery: Vacant

Zoning: CC (Commercial Corridor)



LEASING DETAILS

Size: 3,000sf plus patio

Rent: Contact Broker

NNN's: \$0.75/sf

Type: 2nd Generation Restaurant

Includes: All FF&E, Type 47 & 58 Lic
(CUP allows live entertainment)

Term: 10 years with option (s)

Parking: 40 spaces (adjacent lot)

Available: Immediately



Legacy

Commercial Real Estate

Fashion Island



JustFood
for Dogs®



**440 HELIOTROPE AVE
CORONA DEL MAR**



CDM PLAZA



Sprinkles

GULFSTREAM

Bristol Farms

chico's



CHIPOTLE

MEXICAN GRILL

BANDERA



Legacy

Commercial Real Estate



EXCLUSIVELY LISTED BY:

Nick Day
424.400.1380
Lic No. 02045449
nickday@legacycre.net



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Package contains select information pertaining to the business and affairs of 440 Heliotrope Ave, Corona Del Mar, CA 92625 ("Property"). It has been prepared by Legacy Commercial Real Estate. This Offering Package may not be all-inclusive or contain all of the information a prospective Buyer or Tenant may desire. The information contained in this Offering Package is confidential and furnished solely for the purpose of a review by a prospective Buyers & Tenants of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective Buyers & Tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Legacy Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase or lease the Property and to terminate discussions with any person or entity reviewing this Offering Package or making an offer to buy or lease the Property unless and until a lease or sale has concluded.