

# FOR SALE / LEASE

440 HELIOTROPE AVE, CORONA DEL MAR, CA 92625

2ND GENERATION RESTAURANT





**440 HELIOTROPE AVE  
CORONA DEL MAR**

EXCLUSIVELY LISTED BY:

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**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

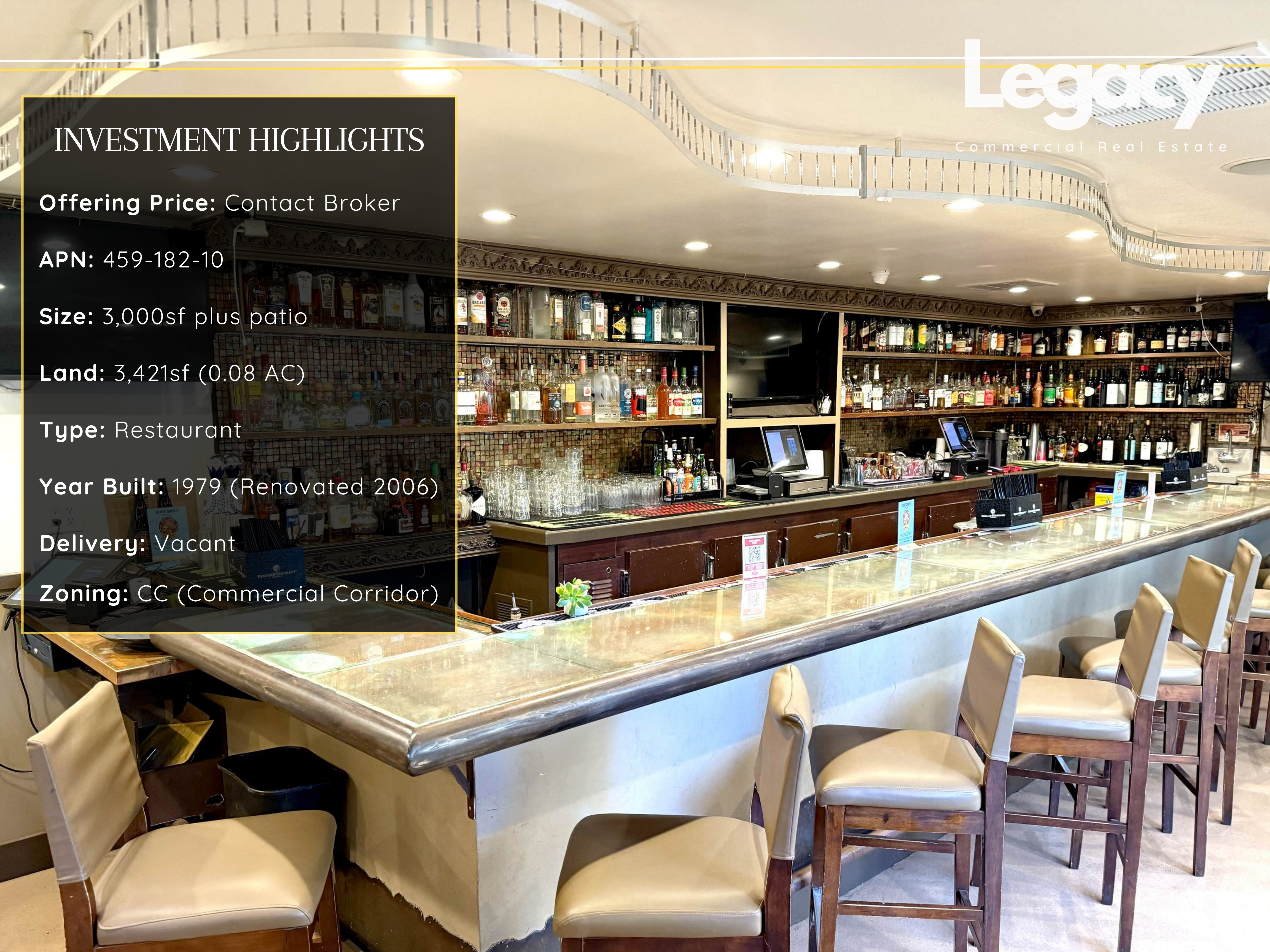
**Land:** 3,421sf (0.08 AC)

**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





Fashion Island







Sherman  
LIBRARY & GARDENS



JustFood  
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BRUEGGER'S  
BAKED FRESH



THE  
PORT  
THEATRE

440 HELIOTROPE AVE  
CORONA DEL MAR



SUGARFISH  
BY SUSHI NOZAWA



SUMMER  
HOUSE  
RESTAURANT

CDM PLAZA



















ATRIUM



PATIO



KITCHEN



BAR



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#### CONFIDENTIALITY AGREEMENT & DISCLAIMER

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