

Asset Sale

12806 La Mirada Blvd., La Mirada, CA 90638



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OVERVIEW

Rare opportunity in a high-traffic, grocery-anchored center, previously part of a well-known franchise and ready for quick opening with minimal build-out, featuring a fully equipped kitchen, walk-in cooler, full hood, and grease trap (steam kettle not included but negotiable), as the company is divesting non-core assets to focus on its primary business lines.



Asking Price	\$220,000
Base Rent	\$5,435.91 (Include NNN)
Expiration	6/1/2030
Option	(One) 5 Year
SQFT	1,500
Liquor License	Yes
Parking	Ample Strip Mall Parking

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OPPORTUNITY

Ideal For

- Operators looking to minimize build-out costs
- Chefs seeking a turn-key expansion opportunity
- Investors targeting a stable, high-traffic location
- Brands expanding into La Mirada / North Orange County
- Concepts requiring a full kitchen with beer & wine license

Flexible Concept Opportunity

Suitable for Ramen, Sushi, Korean, American, Café, Mediterranean, BBQ, Sandwiches, Burgers, or any concept needing a full kitchen with hood and beer/wine capability.



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DEMOGRAPHICS

	0.25 Mile	0.75 Mile	1.5 Mile
Population			
2025 Estimate	1,222	5,303	21,040
2030 Projection	1,241	5,304	20,846
Household Income			
2020 Average	\$133,846	\$140,827	\$149,867
Household Income			
2020 Median	\$101,734	\$107,272	\$115,190

