



7,925 SF
FOR LEASE

TURNKEY SPORTS BAR & GRILL

27961 HIGHLAND AVE HIGHLAND, CA



FOR LEASE

PROPERTY HIGHLIGHTS

Turnkey Sports Bar Ready: This 7,625 SF space with 300 SF Patio space is ideally configured for a sports bar, boasting a prominent central bar with ample seating and a secondary bar area perfect for viewing games.

Prime Location in Highland, CA: Benefit from high visibility and accessibility on Highland Ave, a bustling area with strong traffic and a built-in customer base.

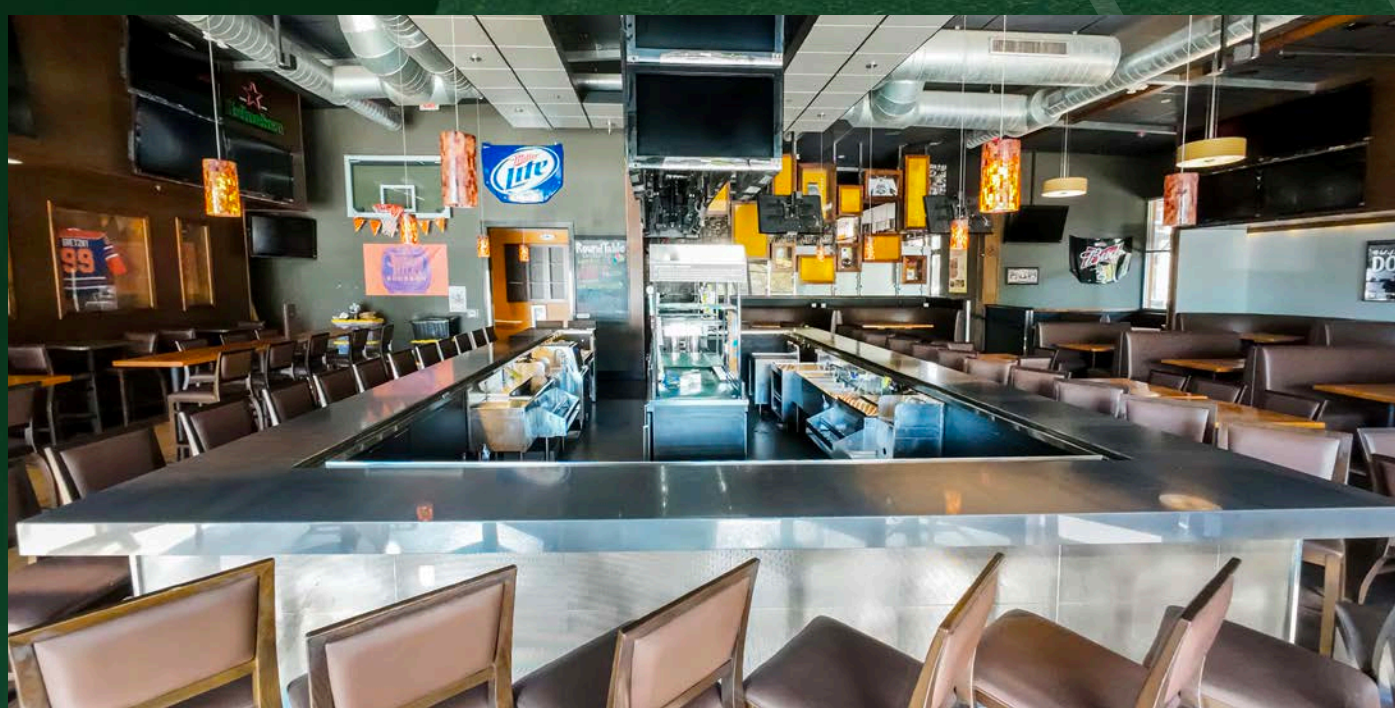
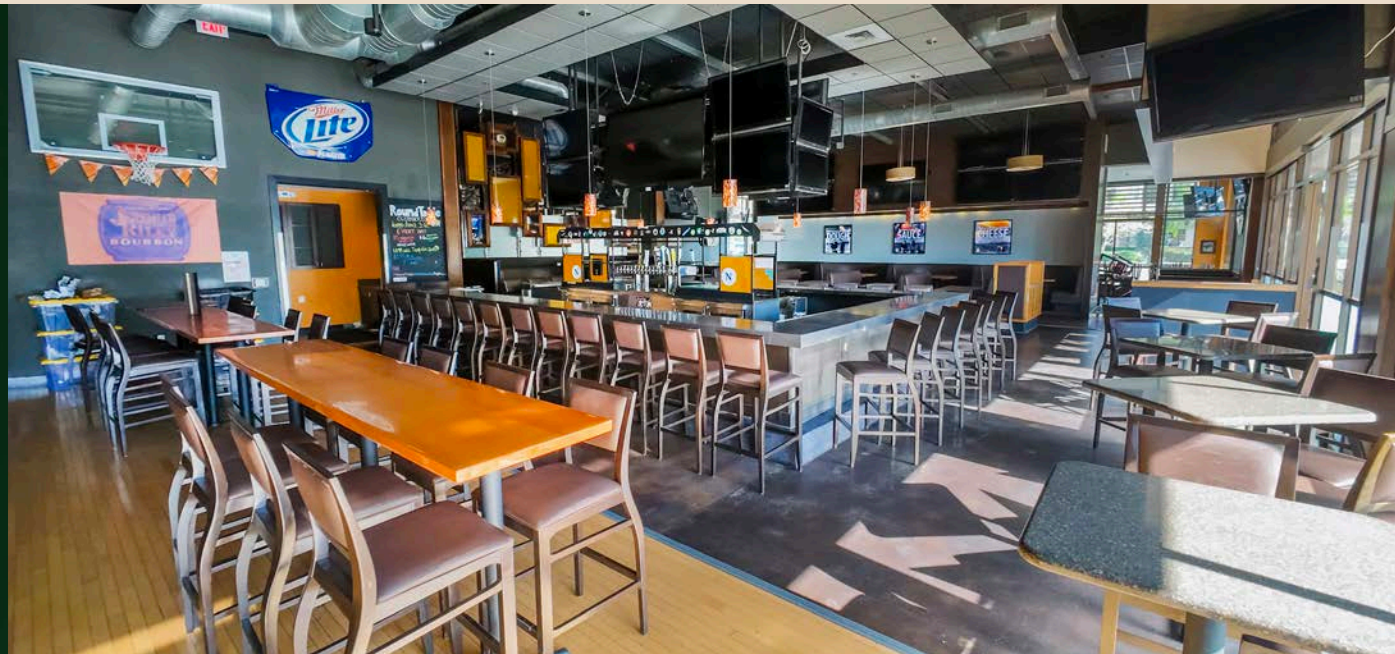
Flexible Layout & Ample Seating: The open floor plan allows for a variety of seating arrangements, including bar seating, tables, and potential for outdoor patio expansion.

Kitchen Infrastructure: 2nd Generation Restaurant / Sports Bar with equipped kitchen including hoods, grease traps and cold storage.

Untapped Market: Capitalize on a prime opportunity with limited competition!



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



AREA OVERVIEW



WELCOME TO HIGHLAND, CA

Highland is a thriving city with a strong demographic that enjoys entertainment and dining experiences. The presence of Yaama-va’ Resort & Casino, a major regional attraction, further enhances the draw of this location. With limited competition in the immediate area, this space offers a unique opportunity to become the premier sports bar destination for Highland residents and visitors alike. There’s a significant and consistent customer base directly adjacent to the proposed sports bar, including a 190-room hotel with over 90% occupancy and a fully occupied office building with approximately 200 employees (plus an additional 50-100 daily visitors for orientation, training, or meetings). Capture the attention of a built-in audience and establish your business as the preferred spot for game day gatherings and social events within the heart of Highland.



DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
Population	29,967	166,963	453,909
Households	9,262	49,470	136,546
Average Household Income	\$110,146	\$102,599	\$102,825
Daytime Population	26,674	153,178	475,129





For More Information, Please Contact:

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