



3589 E
COLORADO BLVD

RESTAURANT FOR
LEASE

Hoss MacVaugh

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MACVAUGH & CO
Commercial Real Estate Services

OVERVIEW

Rare opportunity to occupy 3589 E Colorado Blvd - available for the first time in over 20 years. This second-generation restaurant is located between the new Audi and Landrover dealerships, Amazon Fresh. multiple hotels and Hastings Village - home of Wholefoods, Dicks Sporting Goods, El Torito, Best Buy and Handels Ice Cream. In recent years, the 91107 zip code has boomed with new mixed-use developments, housing opportunities and business expansions.

Building Highlights

Price	\$2.50/SF NNN (.40)
Building SQFT	4,562
Lot SQFT	16,177
Parking	25 lot parking spaces
Restaurant Features	<ul style="list-style-type: none">• Roughly 1,000 SQFT kitchen, 1,900 SQFT dining area, 300 SQFT bar• Large walk-in fridge and freezer• Corner signage off of Colorado Blvd and Lotus Ave• Hood and grease traps• All furniture, fixtures and equipment left behind

91107 Demographics



Median Household Income

\$120,822k



Median Population

33,729k



Median Property Value

\$981,600k



Employment Rate

64.6%



Median Age

42

DINING AREA



Hoss MacVaugh

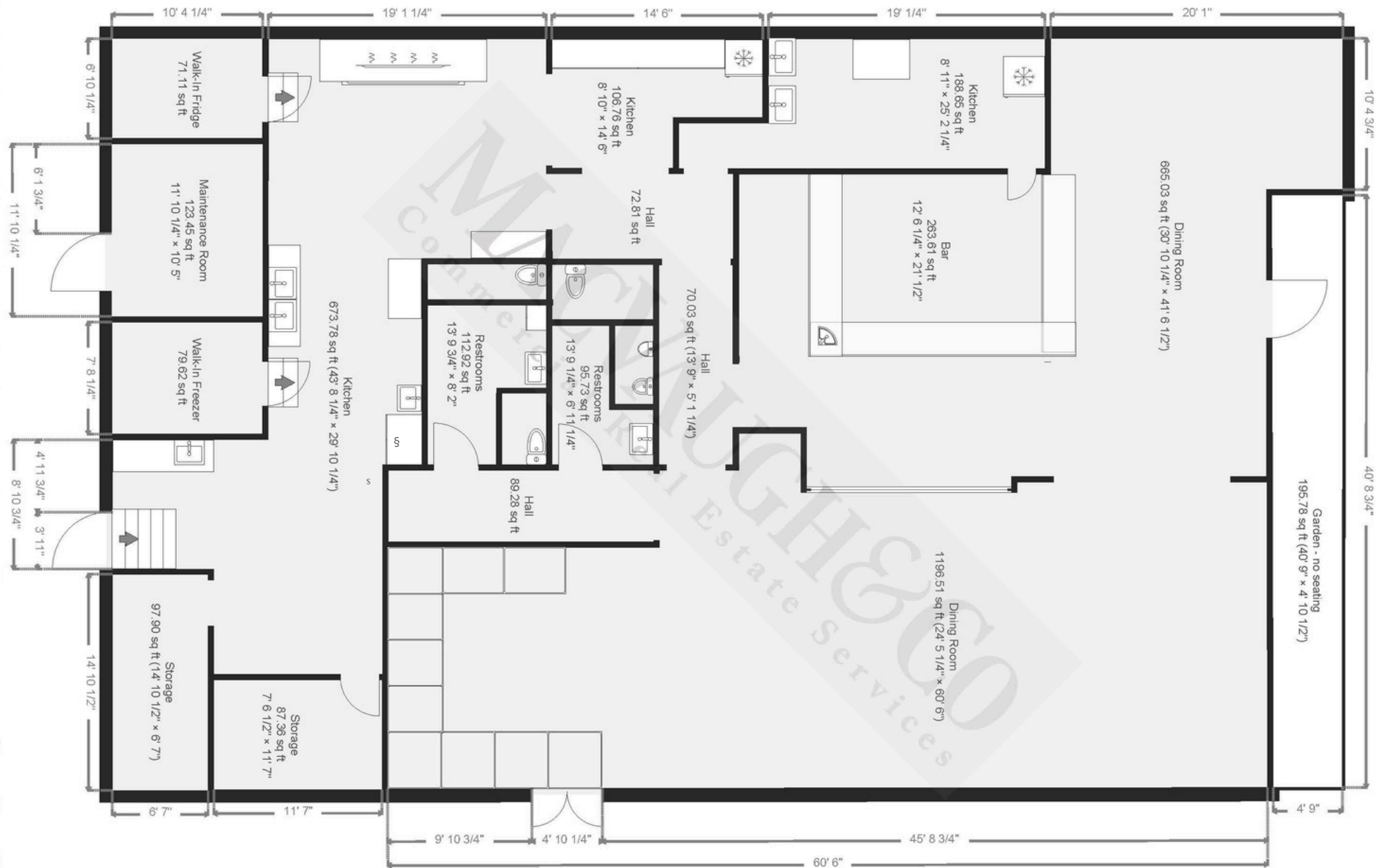
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KITCHEN



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