

DEVELOPMENT OPPORTUNITY: 1,750 SF TO 3,500 SF

(Per City Approvals/C.U.P.). High Street Retail, Restaurant Bar, Live Entertainment

4889 Main Street, Yorba Linda, CA 92886



Development Opportunity

- Site Lease (long-term). 20 + Years with additional Renewal Option Periods.
- Joint Venture with established Restaurant Group. No Start Ups.
- Joint Venture with established Co-Development Entity.
- Sale – Submit offer



**BROWN
&
COMPANY**

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DEVELOPMENT POTENTIAL: 1750 SF TO 3500 SF

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Neighbors:

- 1 The highly successful **Terra Restaurant** located directly across Main Street. Two stories with patio dining on both levels.
- 2 **The Artisan** (+/- 3600 SF) by Terra Restaurant approved for development directly adjacent, fully permitted. 2024 construction start.
- 3 Clydes Hot Chicken with drive-thru/roof top patio dining/full alcohol opening July 2023. Located ½ block east.
- 4 Evans BBQ on Main Street approved for dining full brick/mortar restaurant in 2023. Located 1 block North. 2025 construction.
- 5 Broken Yolk Restaurant Approved for full dining/rooftop patio in "Historic Hardware Store" at Main/Imperial Hwy. 2024 construction start.
- 6 Former Main Street Restaurant sold early 2023. New Ownership reportedly planning a Restaurant. Sale included full liquor license.
- 7 Major League Properties. Owners have Approvals for new 1800 SF Restaurant on Arroyo. Located ½ block east. 2024 construction start.
- 8 4881/4885 Main Street – adjacent building in escrow. Potential 5,000 SF restaurant/2000 SF patio.
- 9 Yorba Linda Town Center: Bristol Farms, Regal Cinema, Blind Pig, Peet's Coffee, Café Rio, Habit Burger, Blaze Pizza. ½ block east.
- 10 In N Out Burger. New double drive-thru restaurant. Opened early 2022. INOB paid \$5mm for the land only.



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Zoning: Yorba Linda Old Town Specific Plan (with City Conditional Use Permit)

- 35' Height Limit. Maximum 3 Stories.
- Alcohol and Spirits allowed by YLOTSP zoning right.
- Live Entertainment allowed in YLOTSP.
- Parking deficiency can be fully covered by participation in the Town Center In-Lieu Parking Program (YLTC Garage) with a fee per car.
- City Sidewalk can be used for Patio Dining.
- Possible elevated patio above and over City Sidewalk (YL Planning Commission and City Counsel Approvals required)

Lot: 2500 SF (25x100)

Power: new SCE Transformer to be placed on-site behind existing building in 2024.

Sufficient power for all high draw uses. All easements executed and recorded.

Water/Sewer: Yorba Linda Water District. YLWD increasing size/capacity of rear alley sewer line 2023/24 to accommodate all high intensity uses.

Building Age: Circa 1940's. Anticipated full remodel/demo re-build.



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