

VALUE ADD INVESTMENT OPPORTUNITY IN VALLEY VIEW, OHIO

CBRE

Three Unit Restaurant Portfolio Available For Sale
in Front of Ohio's Top Performing Cinemark!



QUAKER STEAK & LUBE
5935 CANAL RD
VALLEY VIEW, OH 44125

10,200 SF ON 2.42 ACRES



THE OAK BARREL
5975 CANAL RD
VALLEY VIEW, OH 44125

6,386 SF ON 2.076 ACRES

VACANT RESTAURANT
5989 CANAL RD
VALLEY VIEW, OH 44125

9,163 SF ON 1.54 ACRES

CINEMARK™

TOP PERFORMING
CINEMARK IN
ALL OF OHIO
(18 TOTAL LOCATIONS)
(NAP - SEPARATE
OWNERSHIP)

HIGHLAND PARK
750K SF BUSINESS PARK

amazon

HEINTON RD

11,370 VPD

W CANAL RD

CANAL RD

THIS PROPERTY IS POSITIONED
MINUTES FROM ROCKSIDE
ROAD WHICH FEATURES OVER
4M SF OF OFFICE SPACE, A
NEW TOP GOLF AND MORE!

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THE OPPORTUNITY

This portfolio, consisting of three (3) parcels each with a restaurant, is being offered as a single package to one buyer and is not available for individual sale.

Please note that the pricing has been established specifically based on selling the property as a portfolio to one buyer, utilizing a bulk sale discount.

- + This investment opportunity contains three separate restaurants all located adjacent to the #1 highest performing Cinemark in Ohio / one of the most visited movie theatres in the United States (Placer.ai)
- + One of the most centrally located sites in the market; easily accessible to downtown Cleveland, Independence, Western suburbs and Eastern suburbs
- + Positioned minutes from Rockside Road which features over 4M SF of office space and Top Golf
- + Dense population of 201,497 with daytime population of 190,553 in a 5 mile radius
- + Positioned minutes from the redeveloped 750,000 SF Highland Park business park
- + Multiple industrial distribution centers constructed in the Valley over the past few years
- + Over 3.5 M SF industrial/flex space in the Valley View corridor (Source: Costar)

**Note: Please do not approach any existing tenants, please direct all inquiries to the CBRE brokerage team*

THE PORTFOLIO OPPORTUNITY

	BUILDING SIZE	ACRES
Quaker Steak & Lube	10,200 SF	2.42
Vacant Restaurant	9,163 SF	1.54
The Oak Barrel	6,386 SF	2.076
Total	25,749 SF	6.036



QUAKER STEAK & LUBE

+ ADDRESS

5935 Canal Rd, Valley View, OH 44125

+ PARCEL

571-17-015

+ TOTAL BUILDING AREA

10,200 SF

+ LAND AREA

2.42 Acres

+ YEAR BUILT

1998

+ PARKING

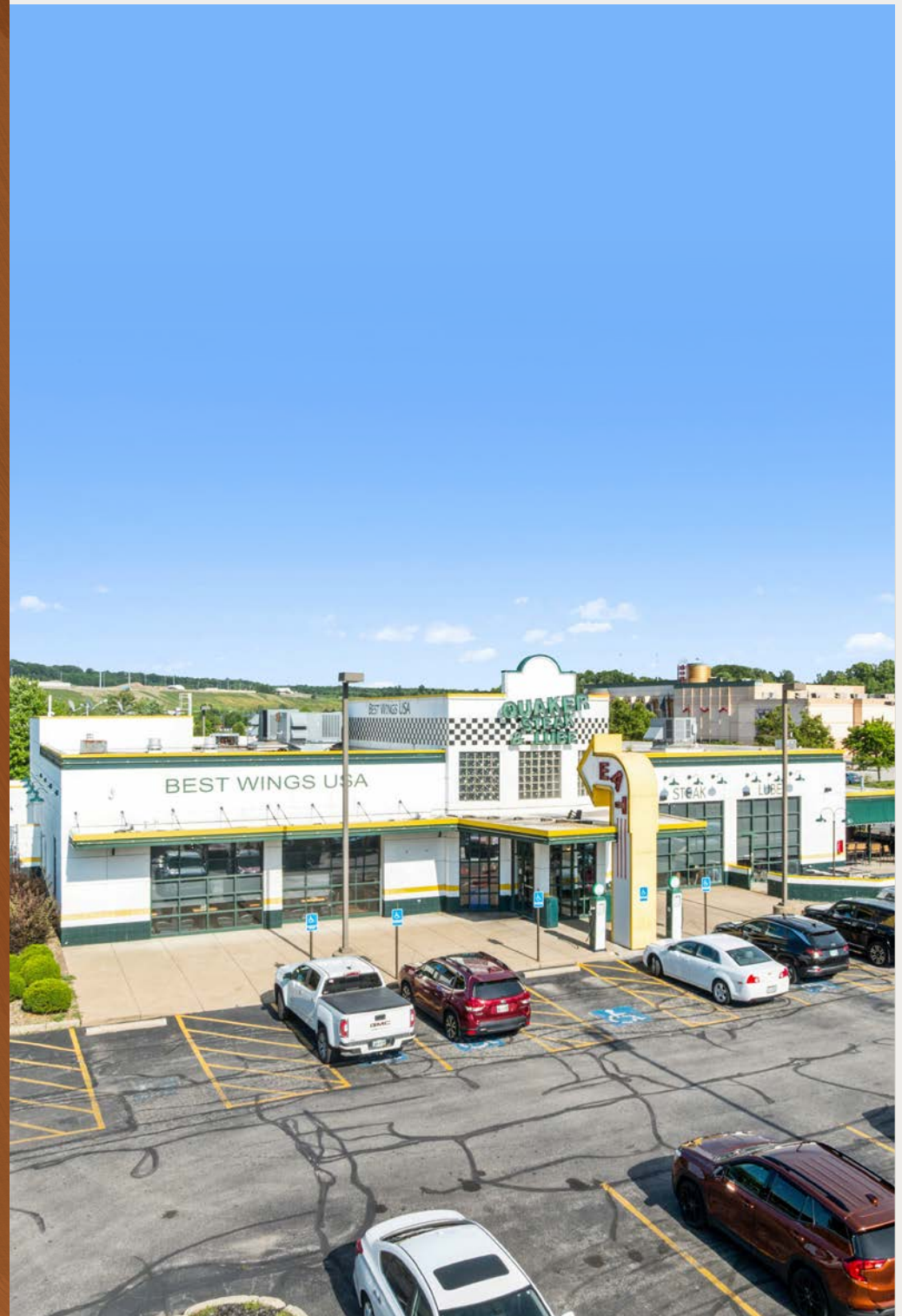
Asphalt (152 total striped spaces)

+ ZONING

Industrial District (Village of Valley View)

+ LEASE EXPIRATION

June '26 (no lease renewal options)





THE OAK BARREL

+ **ADDRESS**

5975 Canal Rd, Valley View, OH 44125

+ **PARCEL**

571-20-004

+ **TOTAL BUILDING AREA**

6,386 SF

+ **LAND AREA**

2.076 Acres

+ **YEAR BUILT**

2002

+ **PARKING**

Asphalt (131 total striped spaces)

+ **ZONING**

Industrial District
(Village of Valley View)

+ **LEASE STATUS**

In option period expiring 4/30/2028



VACANT RESTAURANT

+ **ADDRESS**

5989 Canal Rd, Valley View, OH 44125

+ **PARCEL**

571-20-018

+ **TOTAL BUILDING AREA**

9,163 SF

+ **LAND AREA**

1.54 Acres

+ **YEAR BUILT**

2002

+ **PARKING**

Asphalt (125 total striped spaces)

+ **ZONING**

Industrial District
(Village of Valley View)

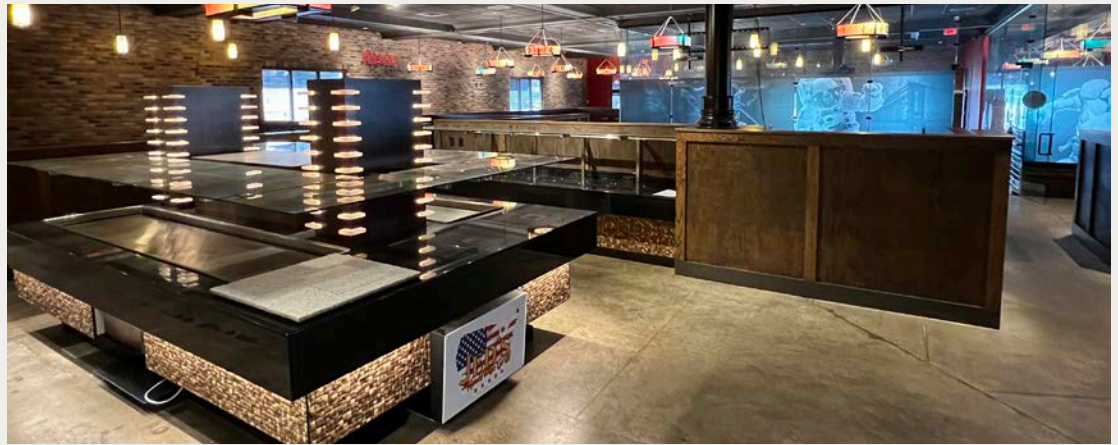
+ **LEASE STATUS**

Vacant - second generation restaurant
with hood, cooler, bar and additional
restaurant infrastructure in place



VACANT RESTAURANT

INTERIOR PHOTOS





Cleveland



480

VPD (157,883 VPD),

amazon

480

HIGHLAND PARK
750K+ SF
NEW INDUSTRIAL PARK

QUAKER
STEAK
& LUBE

HEINTON RD

VACANT
RESTAURANT

CINEMARK

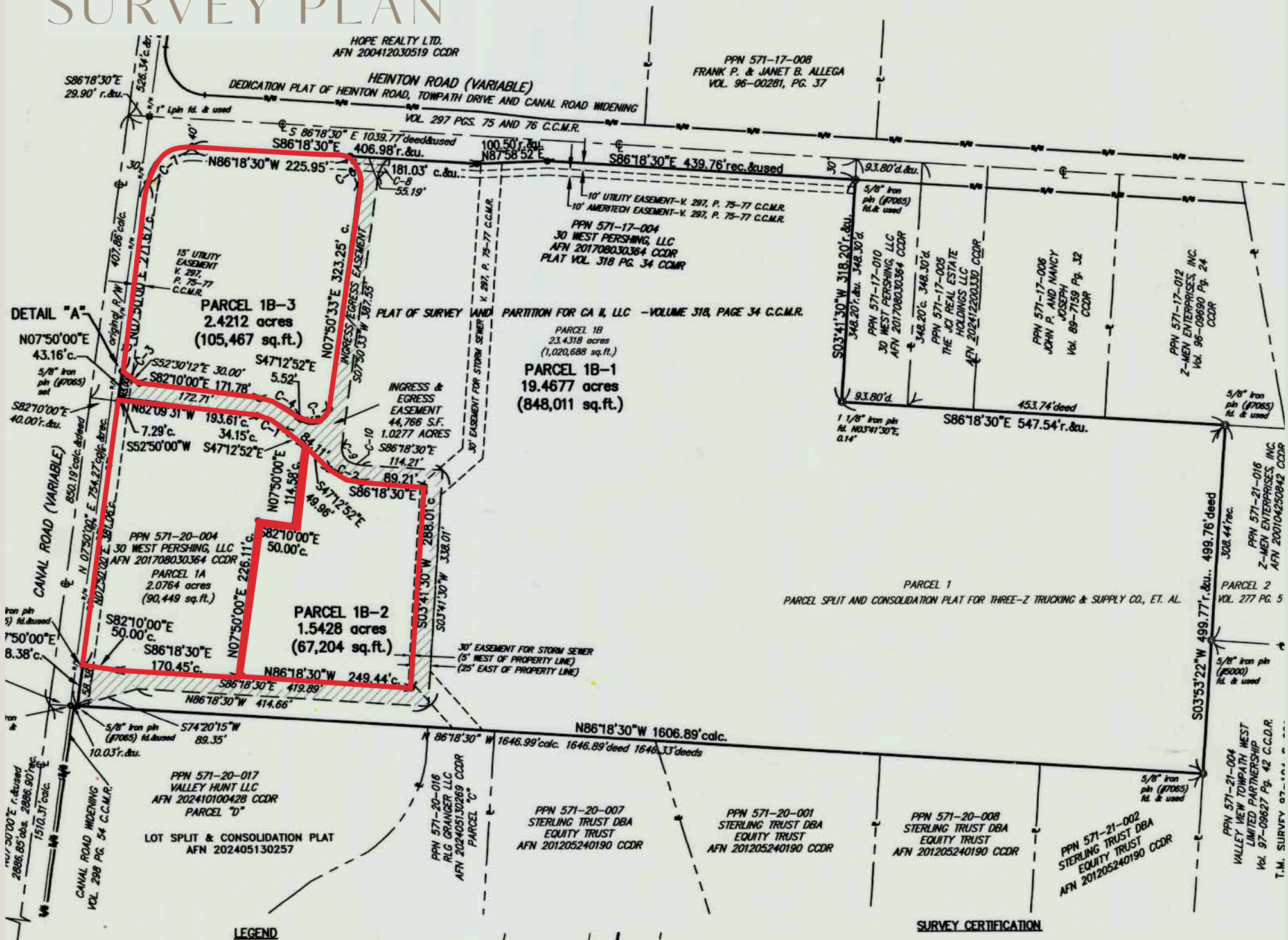
the
OAK BARREL
Cupcakery & Doughnuts
CLEVELAND, OH

11,370 VPD

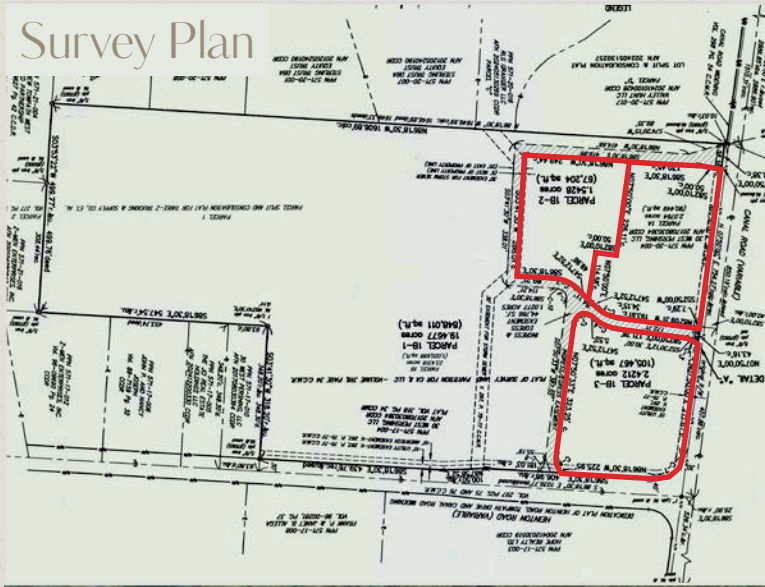
W CANAL RD

CANAL RD

SURVEY PLAN



Survey Plan



VACANT RESTAURANT
 5989 CANAL RD
 VALLEY VIEW, OH 44125
 9,163 SF ON 1.54 ACRES

THE OAK BARREL
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QUAKER STEAK & LUBE
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 10,200 SF ON 2.42 ACRES

(NAP - SEPARATE OWNERSHIP)

amazon



INDEPENDENCE/ROCKSIDE RD

RETAIL TRADE AREA



DEMOGRAPHICS WITHIN 3 MILES



50,451
Population



20,914
Total Households



67,439
Daytime Population



3,421
Total Businesses



\$73,515
Median HH Income



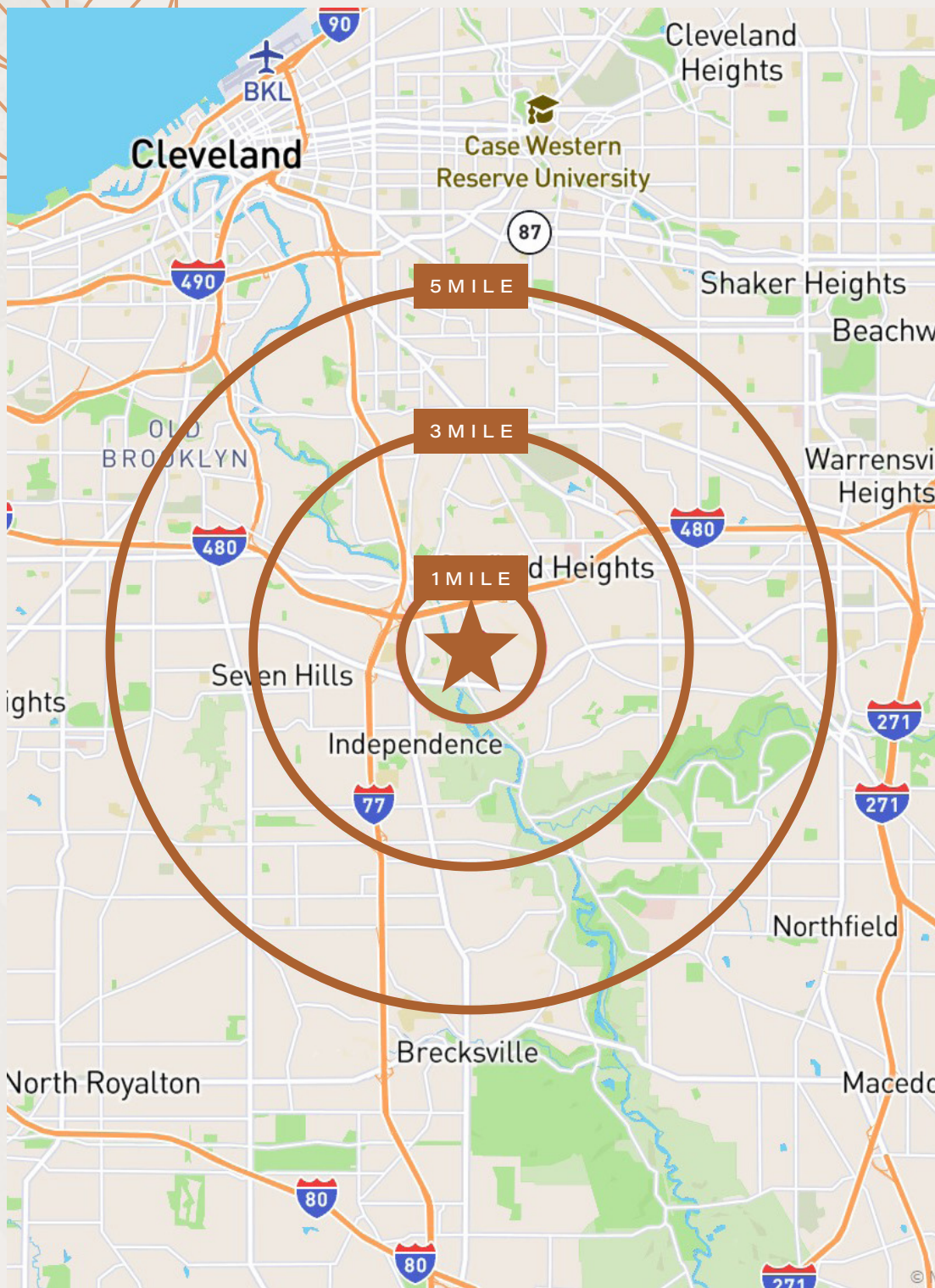
53,850
Total Employees

MAJOR EMPLOYERS

1	MetroHealth	1,200
2	Weltman Weinberg & Reis	1,000
3	Safeguard Properties	1,000
4	Sirva	600
5	Koinonia Homes	500

4M TOTAL SF
MAJOR OFFICE BUILDINGS

**14 HOTELS/
2,028 ROOMS**
HOTELS
(Source, CoStar)



2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	728	55,859	199,093
Daytime Population	7,805	67,551	188,013
Households	359	23,226	86,548
Average Household Income	\$76,925	\$66,504	\$57,956

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CBRE

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