

Rare Irvine Turn Key Restaurant w/ ABC 47 For Sale



HERITAGE PLAZA

Address: 14370 Culver Dr. #2F
Irvine, CA 92604

KEY MONEY

REQUIRED: CALL BROKER

Premises Area: 3,082sf + Patio
Current Rent: \$15,457.47/mo.
Increases: Fixed 2% annually
Current NNN's: \$3,069.10/mo.
Lease Term Expires: 6/30/29

RESTAURANT HIGHLIGHTS

- Fully Equipped Modern Kitchen with Hood, Grease Interceptor, Walk-In Frig & Freezer, & FF&E
- One of The Top Grossing Sales/SF & Busiest Centers In OC
- ABC Type 47 License Included (Also available w/o ABC License for Reduced Price)
- Join Top Restaurants In the Country
- 1000's of Daily customer traffic
- Take Over Successful Franchise Or Bring Your Own Concept
- Established In Place Business History
- Landlord will write new 10yr. Term @ Market Terms – Call Broker

JOIN:



For More Information:

Linnard Lane

DRE# 00805179

OFFICE: (310) 806-9380

CELL: (510) 612-7111

EMAIL: LINNARD@HIGHTOUCHGRP.COM



HIGHTOUCH GROUP
COMMERCIAL HOSPITALITY INVESTMENT

CORP. DRE# 02179446

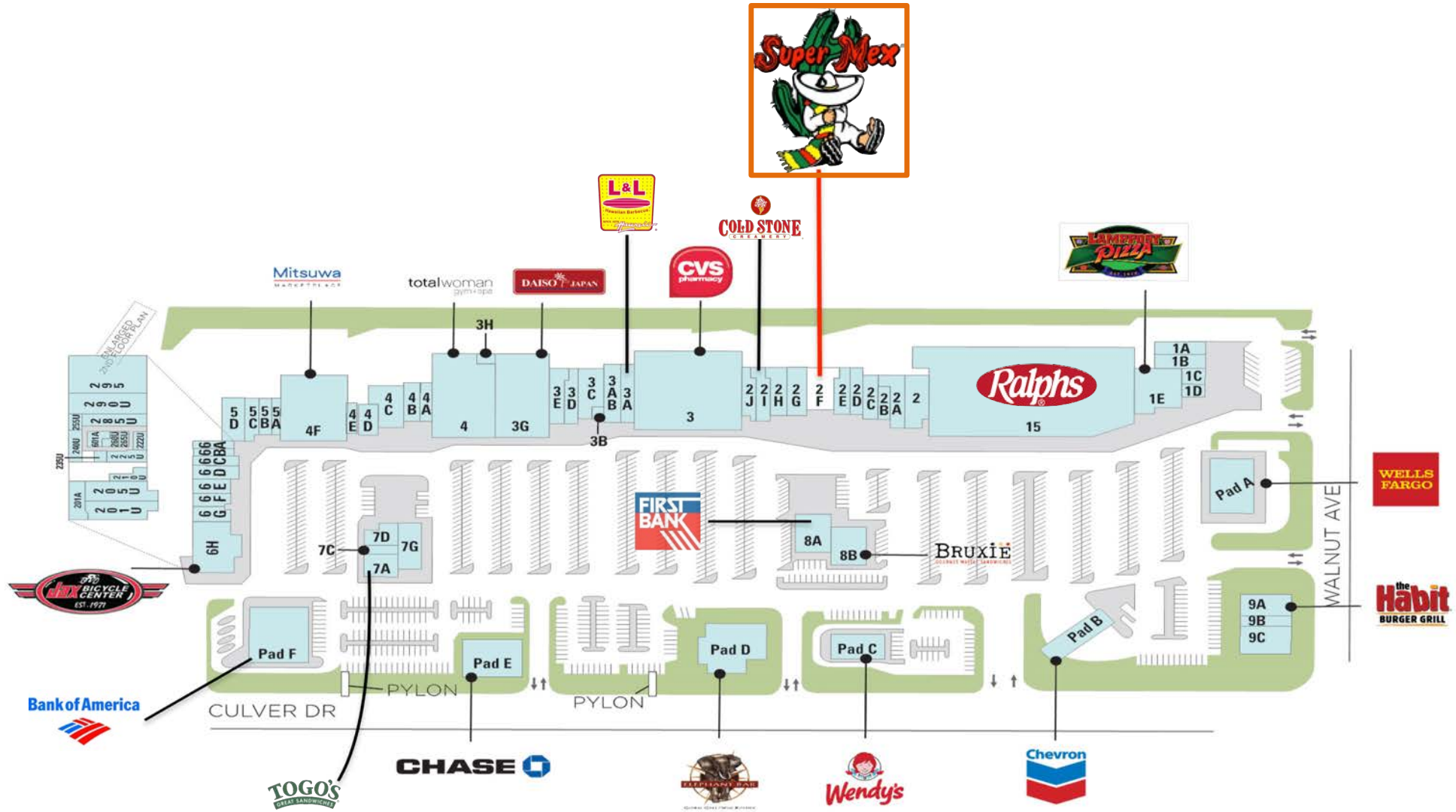
12100 WILSHIRE BLVD. 8TH FL., LOS ANGELES, CA 90025

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Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604

Site Plan



AVAILABLE
 LEASED
 NAP (NOT A PART)

Super Mex

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IRVINE TRADE AREA

Heritage Plaza

📍 14200-14474 Culver Drive, Irvine, CA 92604



A dual grocery anchored center located at one of Irvine's busiest intersections, close to I-5.

Center Size: 230,396

Spaces Available: 1

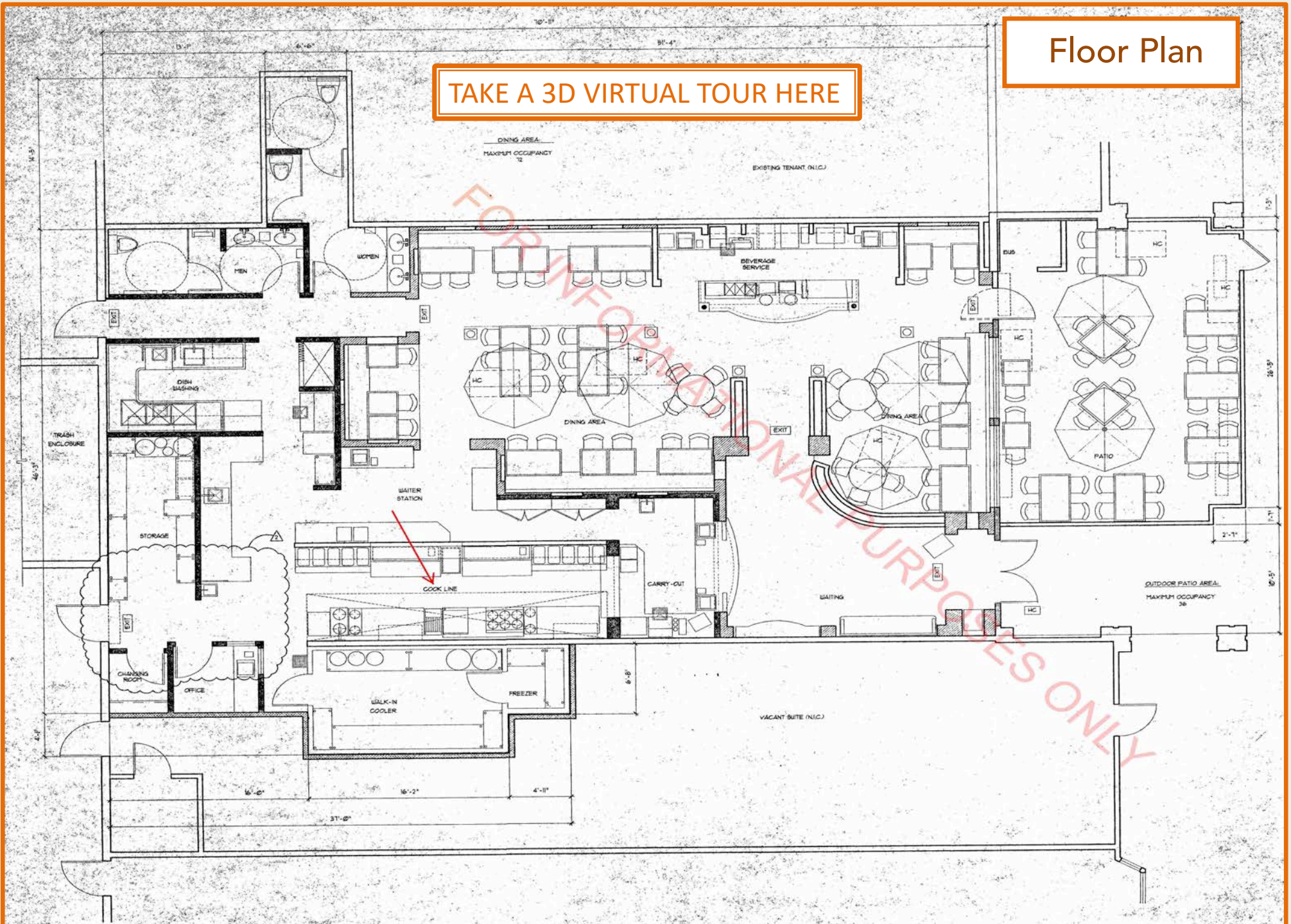
Within 3 Miles

Population	221,123
Avg. Household Income	175,233
Avg. Home Value	\$1,172,174
Annual Visits	5,982,892
Vehicles Per Day	65,000

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Floor Plan

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14370 Culver Dr. #2F,
Irvine, CA

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Front Of House Pictures



Outdoor Patio



Bar Area



Main Dining Room



Main Dining Room

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14370 CULVER DR. #2F, IRVINE, CA

Back of House Pictures

[TAKE A 3D VIRTUAL TOUR HERE](#)

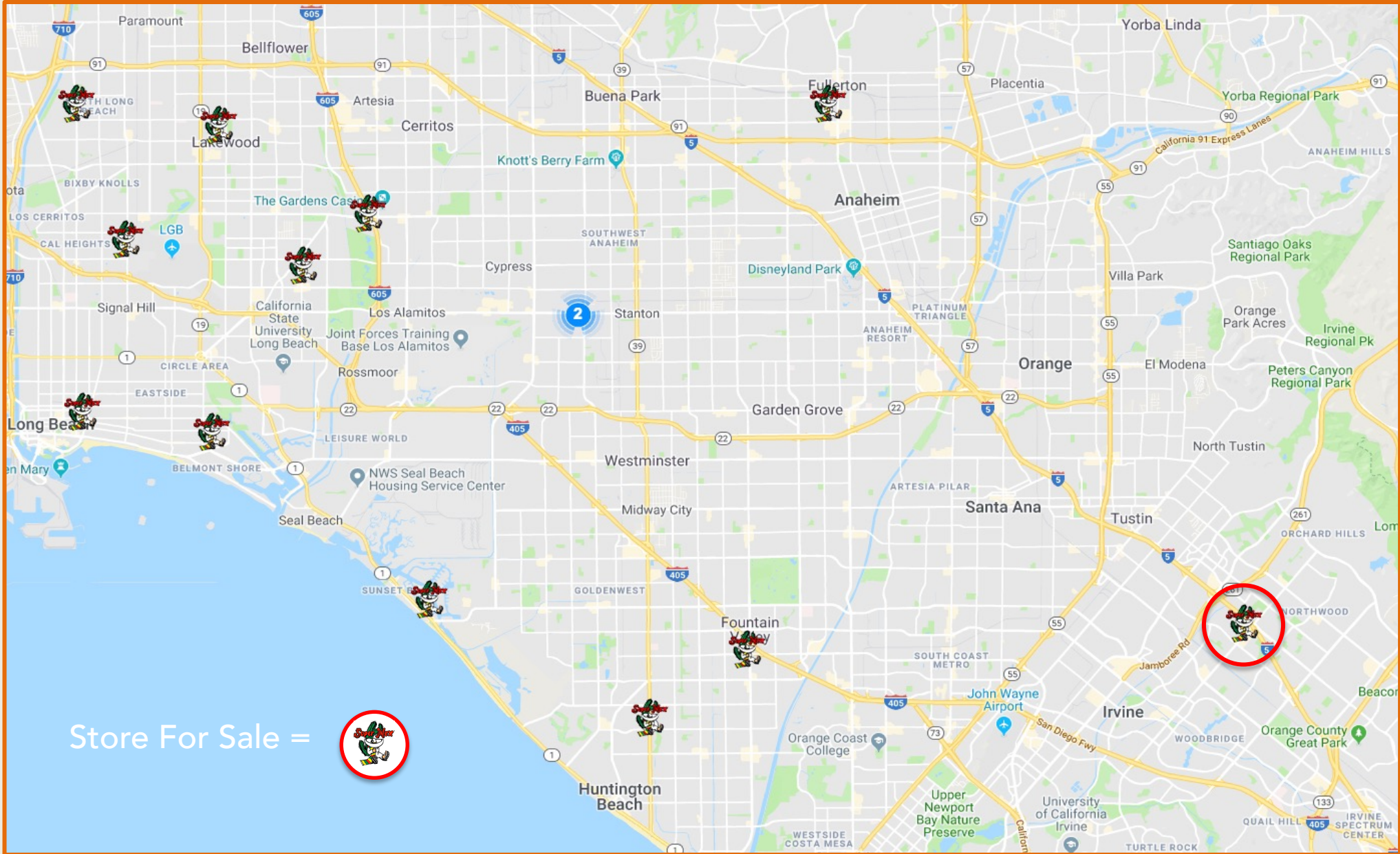


Facility Back Of House Pictures. Hood, Walk-In Box, Prep station, Two Handicap Bathrooms in Dining Room.
All FF&E. (Full List of Included FF&E available during Due Diligence)

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Franchise System Location Map



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Location

Super Mex Irvine is located at 14370 Culver Dr. #2F Irvine, CA 92604 in Heritage Plaza shopping center. Heritage Plaza is a first class dual grocery anchored center located at one of Irvine's busiest intersections, located at the Culver Blvd. on/offramp along Interstate 5 and draws residents and visitors from all over Orange County. High Barriers To Entry with a list of 40 tenants waiting to lease space in the center.

Key Retailers include Ralphs, CVS, Daiso, Total Woman Gym & Day Spa, Mitsuwa Marketplace and many regional and nationally recognized restaurants.

Heritage Plaza is open daily. Most Restaurants open until 11PM, check hours.

Demographics

	Site Plan	Maps	Demographics	Community	
Heritage Plaza					
		1-Mile Radius	3-Mile Radius	5-Mile Radius	A 10-Min Drive
Population		27,127	211,774	387,584	244,974
Daytime Population		25,778	193,655	572,410	265,660
Average Household Income		121,049	126,302	120,968	120,246
Average Home Value		1,089,429	1,058,591	1,104,014	1,033,419
Bachelor's Degree or Higher		61.7 %	62.2 %	54.6 %	57.8 %
Vehicles Per Day: 65,000					

2000 and 2010 census, 2018 estimates, 2023 projections. Calculated using TAS Retrieval.



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CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property or Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties Inc., Corp. DRE# 02179446 dba High Touch Group the Seller's exclusive agent ("Broker") in connection with the sale of the Business. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity. The information contained herein is for reference only. The information contained herein was obtained by third parties, and real estate brokers have not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

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SuperMex