

Retail For Lease

Steve Eustis Co

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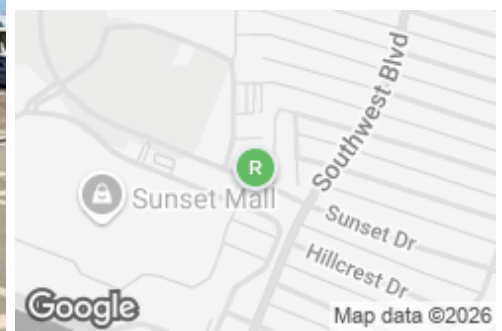
Former Red Lobster SALE/LEASE

3909 Sunset Drive , San Angelo, TX, 76904

Retail: Restaurant For Lease

Prepared on March 13, 2026

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-
Sublease	-
Total Available Space	7,872 SF
Min Div/Max Contig	7,872 SF
Asking Rate	\$16.00 Annual/SF
Monthly Rate	\$10,496
Lease Type	NNN
Expenses	\$4.50 (Tax & CAMs)
Signage	On Building & Free-Standing

Show Instructions	Call broker
Annual Taxes	\$19,376 in 2024
Vacant	Yes
Available Date	Now
Days On Market	1 day
Date Listed	3/12/2026
Last Modified	3/13/2026
Listing ID	41796620
Parking Spaces	-

Description

Prime restaurant opportunity! This former Red Lobster, located at the high-traffic signalized intersection of Sunset Dr and Southwest Ave, is available for sale or lease. The 7,872 SF freestanding restaurant sits on a 1.3-acre outparcel to Sunset Mall, offering excellent visibility and accessibility. The property features a concrete parking lot with 69 dedicated spaces, plus additional shared parking within the mall lot. The building is designed with a spacious main dining area, a separate raised bar section, and a fully equipped kitchen with multiple coolers and freezers. Existing furniture, fixtures, and equipment (FF&E) are included, though the condition of the kitchen equipment is unknown. This is a fantastic opportunity for a larger restaurant operation or redevelopment in a prime retail corridor. Call Brandon Sanders for more information or to set up a showing.

Property Features

Location Details

Address	3909 Sunset Drive , San Angelo, TX, 7...
Zoning	CG/CH
County	Tom Green

Parcels	R2157
Name	Red Lobster

Building Details

Sub Type	Restaurant
Building Status	Existing
Building Size	8,062 SF
Land Size	1.3 Acres / 56,665 SF
Number of Buildings	1
Number of Floors	1

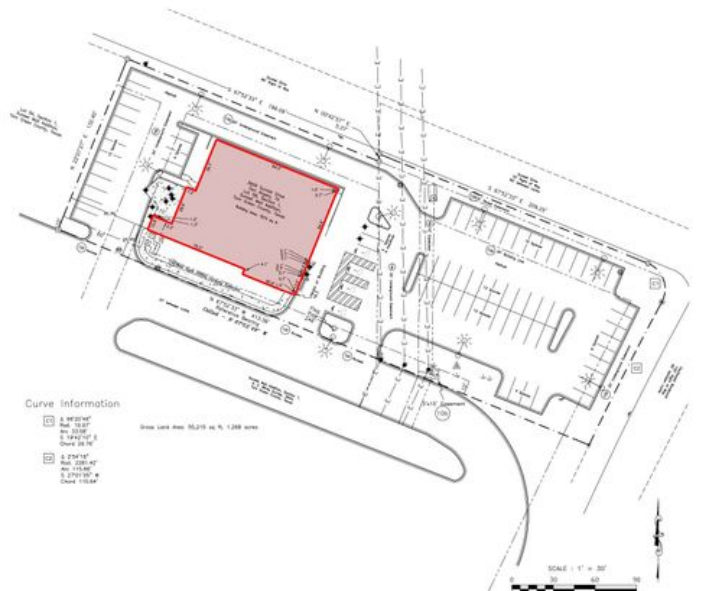
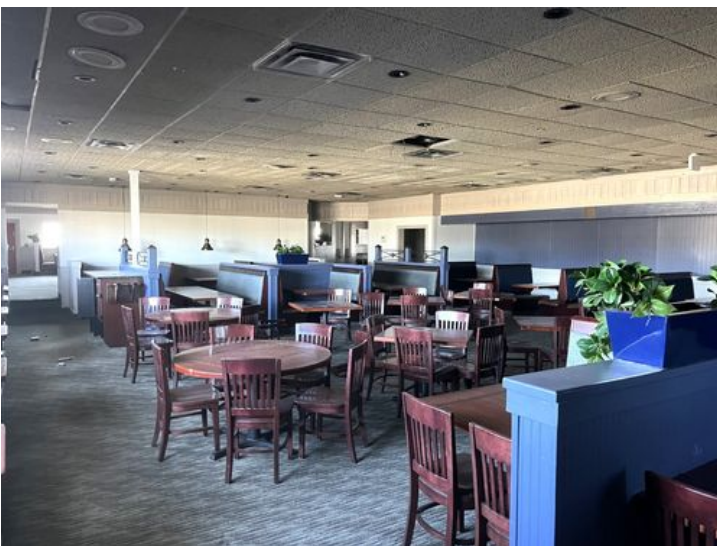
Year Built	1984
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Parking Spaces	69
Parking Ratio	-
Floor Size	7,557 SF

Property Listings

2 Listings | 7,872 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Restaurant	-	7,872 SF	\$16.00 Annual/SF NNN	Now
For Sale	-	Restaurant	-	7,872 SF	\$1,950,000	Now

Additional Photos





Contact



Brandon K Sanders

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