



License # 0209273

# RESTAURANT FOR SALE (626) 720-3710



## 117 W. California Blvd., Pasadena, CA 91105

Presenting a rare opportunity for restaurateurs to launch their menu immediately – this newly built, immaculate Mediterranean restaurant is for sale – PRICE IS NEGOTIABLE. Featuring a pristine, never-used kitchen with stainless steel wall panels, this sale includes leasehold improvements, furniture, fixtures, and top-of-the-line restaurant equipment, including a Type-1 16-ft Hood with various cooking equipment, a Type-2 Hood for an EarthStone Oven, and a walk-in cooler. The term of the remaining lease is set to expire on August 31, 2033. Located in the Orangewood Shopping Center, directly across from Huntington Hospital, this prime restaurant space underwent a complete demolition and rebuild by the current business owner (Tenant). The renovation was fully permitted and designed to meet the latest City of Pasadena building codes. Though the restaurant is fully outfitted, it has never opened due to the owner's personal reasons. A detailed list of restaurant improvements, including all furniture, fixtures, and equipment or machinery, is available by request. Interested parties must submit proof of funds and a credit score report along with a Letter of Intent for the Seller's consideration. The property owner requires a tenant application, credit report, proof of funds, and a proposed menu for final lease assignment approval upon opening of escrow. Don't miss this unique chance to own a 1<sup>st</sup> generation, fully equipped restaurant in a prime Pasadena location! Showings are by appointment only and must be scheduled through the Listing Broker, Berj Beramian of Crownrose Commercial.

# LAUNCH YOUR RESTAURANT



## LEASE TERMS

SPACE: 1,295 square feet

REMAINING TERM: 8 YEARS

RENT: \$3,895.00/Month + \$1.42 (NNN) + Annual Increases



## RESTAURANT IMPROVEMENTS

Improvements: 200 Gallon in-ground Grease Trap, ADA Compliant Restroom, Fully Remodeled Restaurant Space



## Furniture, Fixtures, and Equipment

Hood #1 is a Type-2 (hood range for the EarthStone Oven) and Hood #2 is Type-1 (16 foot hood range for various cook tops). Each hood has its own emergency shut-off fire suppression system.

CROWNROSE COMMERCIAL | BRE License #02092723 | (626) 720-3710 | berjcre@gmail.com