

Downtown Restaurant Space for Lease



FOR LEASE
331 E. Weber Avenue

Move-In Ready
Restaurant Available

\$3,500/mo

- This is a great opportunity to step into a second-generation restaurant space!
- Formerly Papa Urb's Filipino restaurant
- Commercial kitchen fully stocked with hood, ansul system, grease trap, and kitchen equipment
- Dining room already set up with tables and chairs
- Two ADA-accessible restrooms
- Great location on busy Weber Avenue
- Heart of Downtown's business district

***BE A PART OF DOWNTOWN'S
LIVELY COMMUNITY!***

Downtown Restaurant Space for Lease



BURNS GROUP
HISTORIC STOCKTON



331 E. Weber Avenue

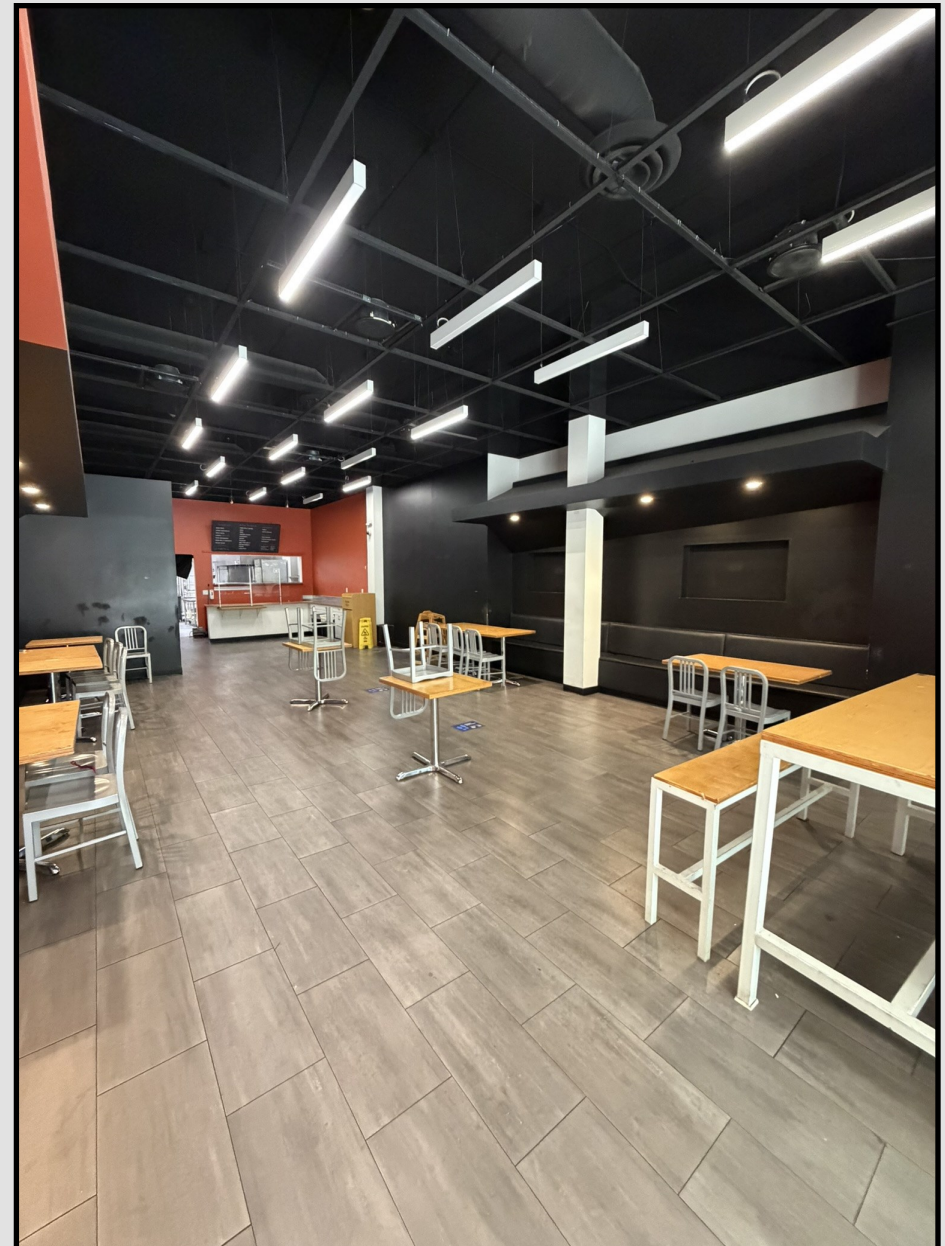
Stockton, California



BURNS GROUP
HISTORIC STOCKTON

BUILDING STATISTICS

- Second generation restaurant space - move-in ready!
- Fully-loaded with hood/ansul system, kitchen equipment, and dining room tables & chairs
- \$3,500/mo + utilities
- High visibility downtown location on busy Weber Avenue
- Located in the heart of the downtown business district with heavy foot traffic
- Market-rate residential lofts and apartments within a few blocks to support evening demand



331 E. Weber Avenue

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INVENTORY LIST

- Commercial hood/ansul system
- Walk-in refrigerator
- Stand-up refrigerator
- Freezer
- 4-burner stove top
- Flat grill with 4-burner stove top
- Gas BBQ
- Two fryers
- Two stainless steel prep tables
- Four wire racks
- Three-compartment sink
- Prep sink
- Mop sink
- Desk, filing cabinet, safe
- Customer counter
- Dining room chairs and tables
- Two ADA-accessible restrooms
- LVP flooring in dining room

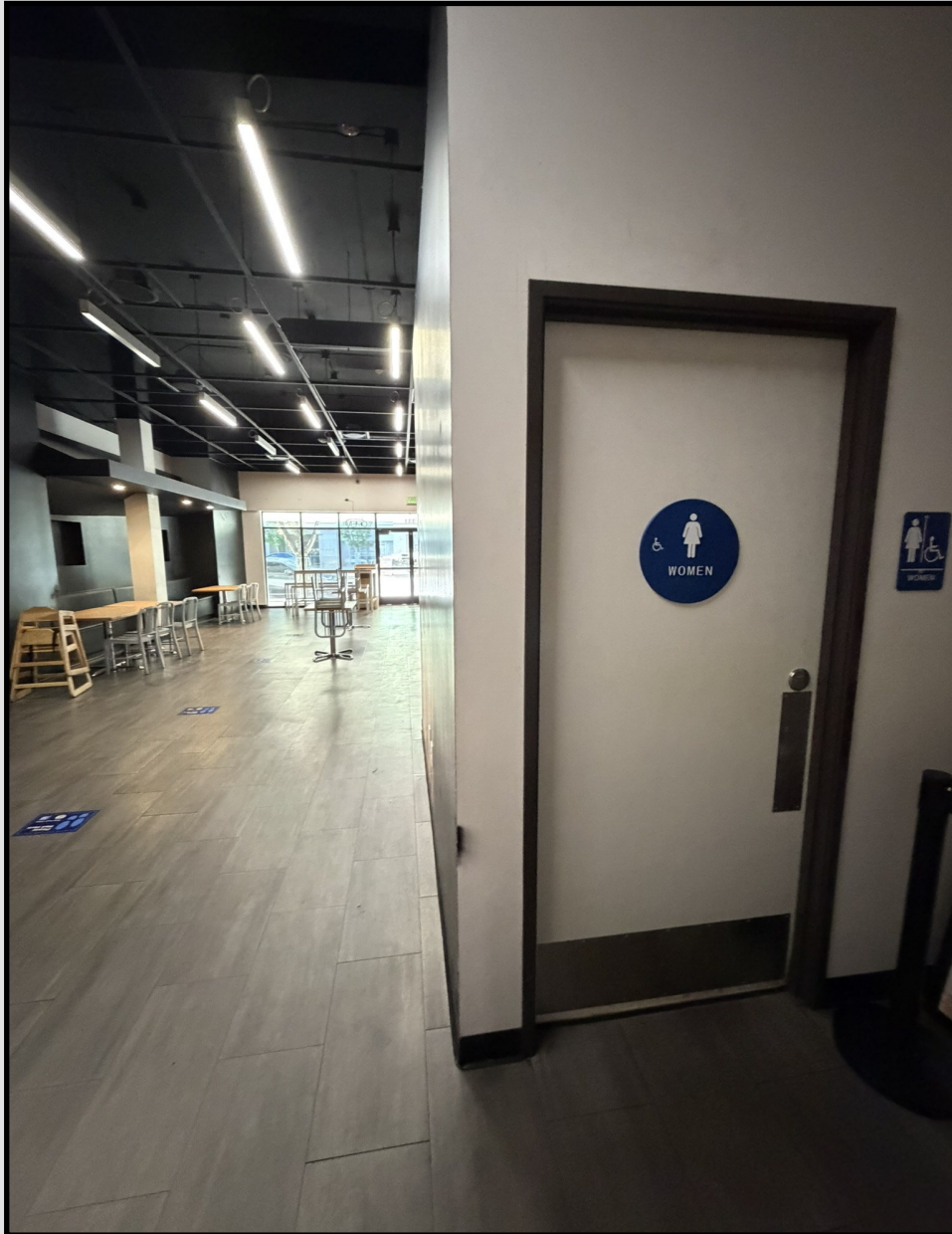


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Two ADA-accessible restrooms

Office space with desk, camera system & safe





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Contact

Mahala Burns

mahala@burnsgroupstockton.com
(209) 564-0172
DRE#01082668

William Burns

william@burnsgroupstockton.com
(209) 327-5689
DRE#02250008

BURNS GROUP, INC.

343 E. Main Street, #10-A
Stockton, CA 95202
DRE#02248798
www.burnsgroupstockton.com