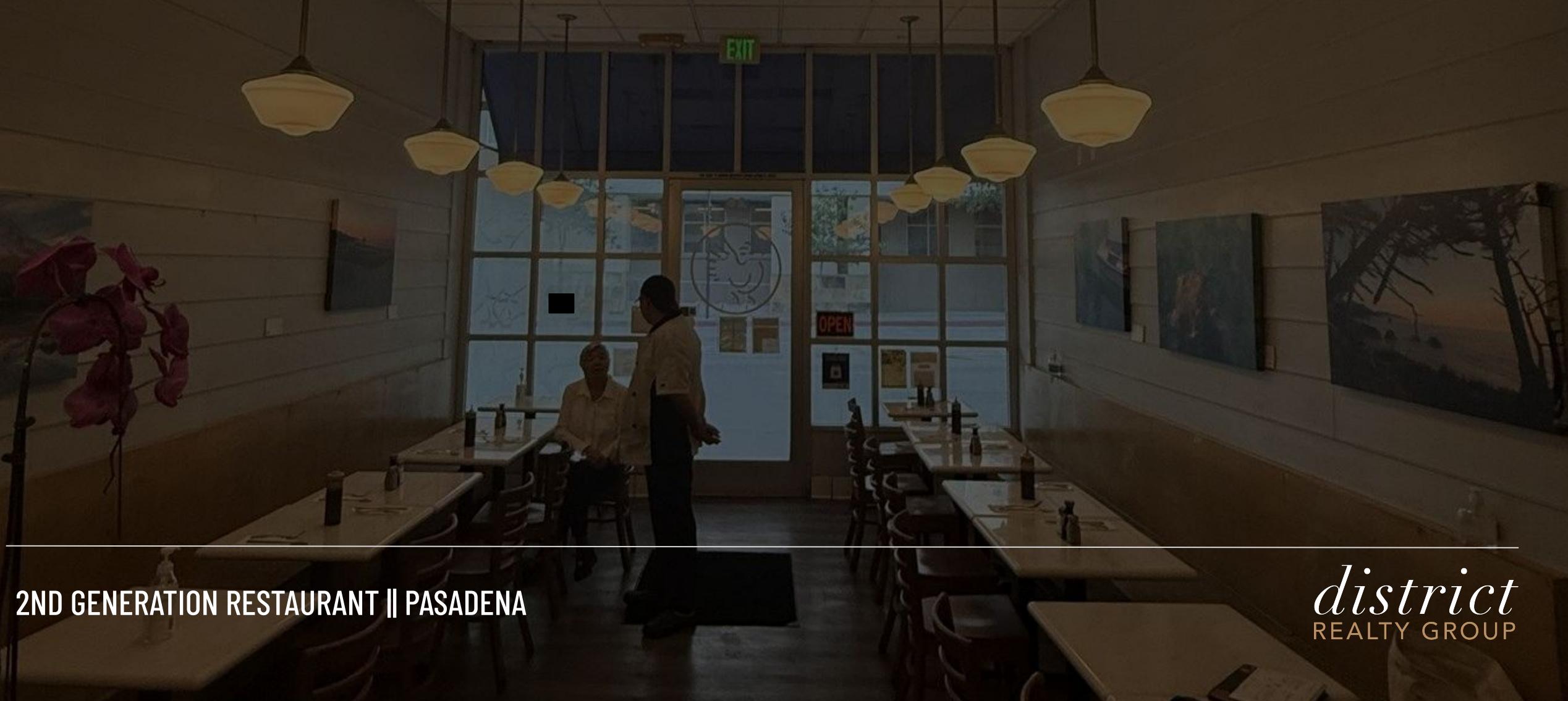


26 N LOS ROBLES

ASSET SALE



2ND GENERATION RESTAURANT || PASADENA

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26 N LOS ROBLES AVE II PASADENA

ASKING PRICE: \$175,000 Or Best Offer

CURRENT RENT: 3,975/Month Including NNNs/CAMs

TERM: New Lease To Be Executed (Subject To Terms)

SIZE: 1,500 SF +/-

PARKING: Onsite Parking Lot \$100/Mo / Space + Street

AVAILABILITY

Immediately

OTHER POTENTIAL USES

Restaurant, Bar, Cafe, Lounge, Market, Retail Etc.

HIGHLIGHTS & FEATURES:

- Equipped With a Type 1 Hood + Grease Interceptor
- Versatile Open Floor Plan
- Access To Plentiful Parking (Upon Request and Subject To Terms)

NEIGHBORS

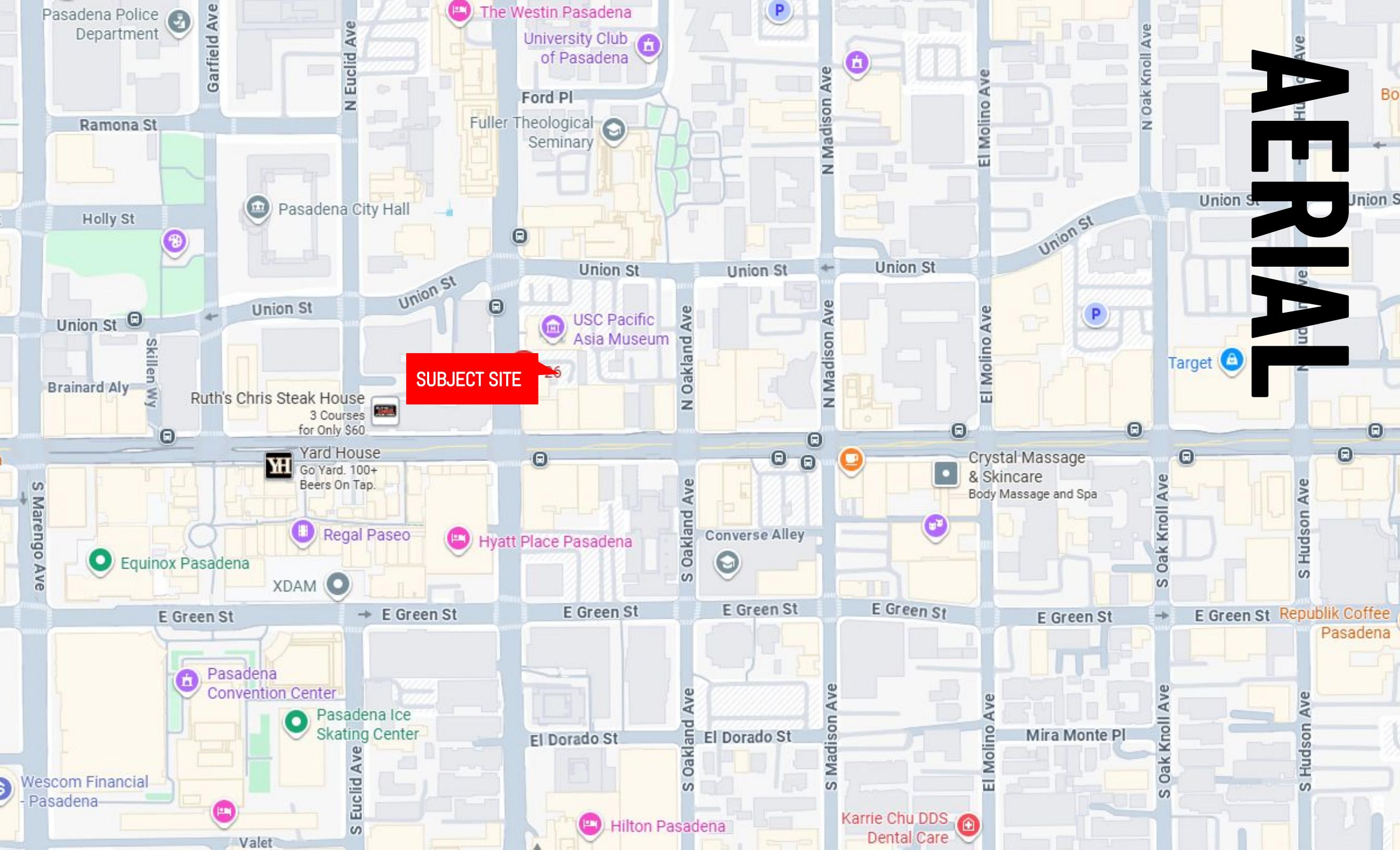
- Turnkey Kitchen and FF&E
- Type 1 Hood + Grease Interceptor
- Prime Pasadena Location (Playhouse District)
- High Visibility Signage Available

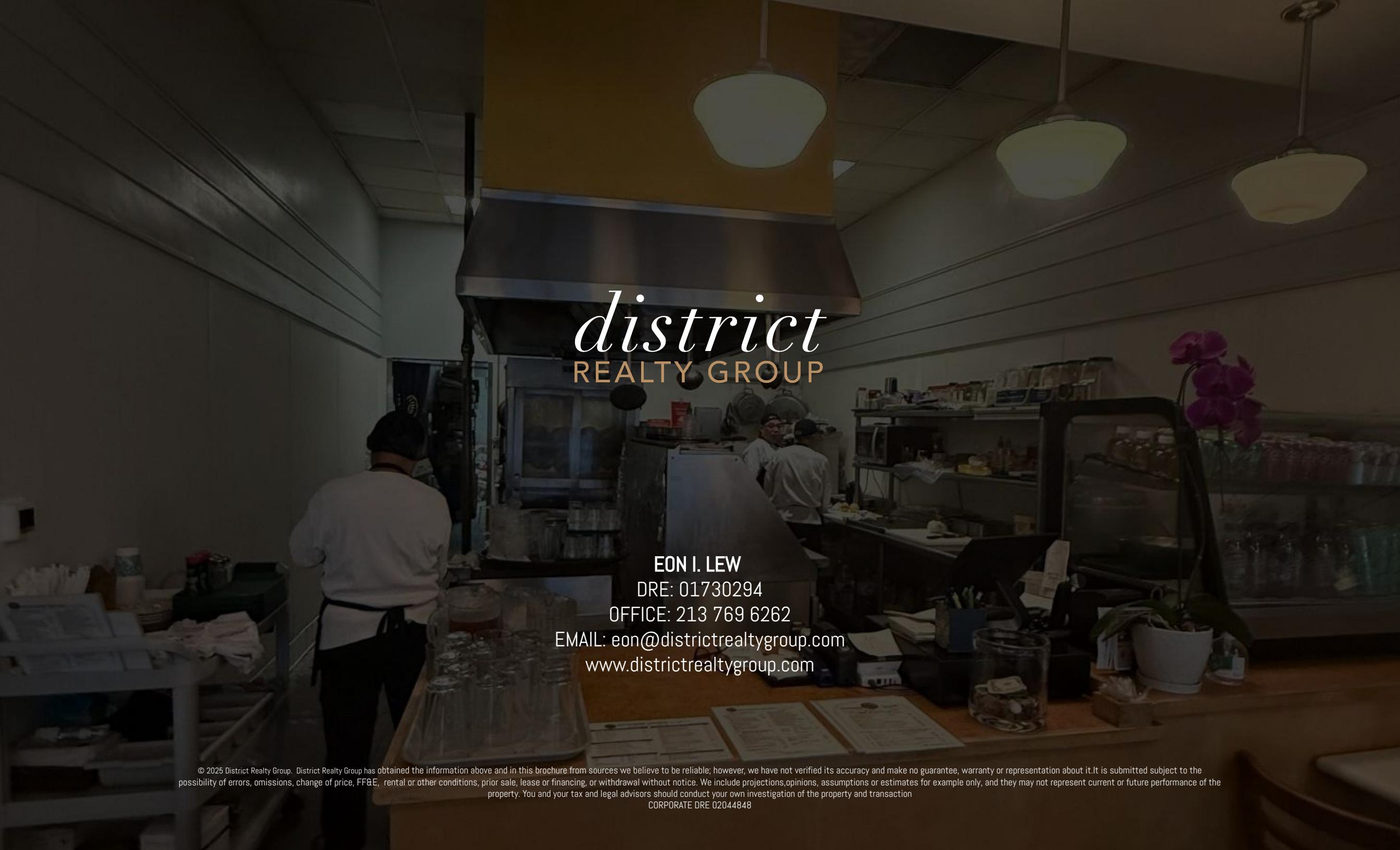
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