

Retail For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

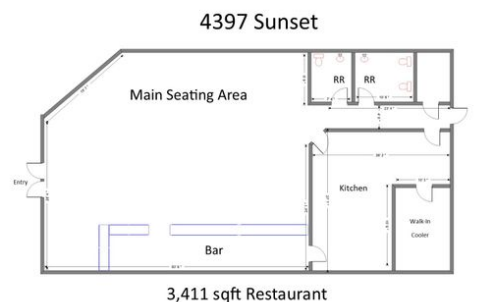
2nd Generation Restaurant

4397 Sunset Dr, San Angelo, TX, 76901

Retail: Strip Center For Lease

Prepared on January 22, 2026

1 of 1 Listings



Listing Details | Retail For Lease

Suite	100
Sublease	-
Total Available Space	3,411 SF
Min Div/Max Contig	Not present/3,411 SF
Asking Rate	\$20.00 Annual/SF
Monthly Rate	\$5,685
Lease Type	NNN
Expenses	\$5.04 (Tax & CAMs)
Signage	On Building

Show Instructions	Call broker
Divisible	Not present
Vacant	Yes
Available Date	2/01/2026
Date Listed	1/22/2026
Last Modified	1/22/2026
Listing ID	44201713
Restrooms	2
Parking Spaces	-

Description

This 3,411± square foot restaurant space offers a turnkey opportunity for a full-service dining concept in a highly visible retail center. Formerly operated as Shogun Hibachi & Sushi House, the space is well equipped with four existing hibachi stations in the main dining area, a large built-out bar, and a fully vented kitchen with hood system and walk-in cooler. The interior features tile flooring throughout, high ceilings, and a flexible dining layout with both table seating and bar service areas. The exterior benefits from ample parking and prominent signage opportunities within a multi-tenant center with several National Tenants including Academy, Best Buy, Michael, PetSmart, Maurices, Anytime Fitness, etc.

Property Features

Location Details

Address	4397 Sunset Dr, San Angelo, TX, 76901
Zoning	CG
County	Tom Green
Parcels	R8005, R8006, R8007, R8008

Name	4397 Sunset Dr
Center/Park Name	Academy Sports + Outdoors On Sunse...
Nearest MSA	San Angelo

Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	8,236 SF
Land Size	15.26 Acres / 664,834 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant

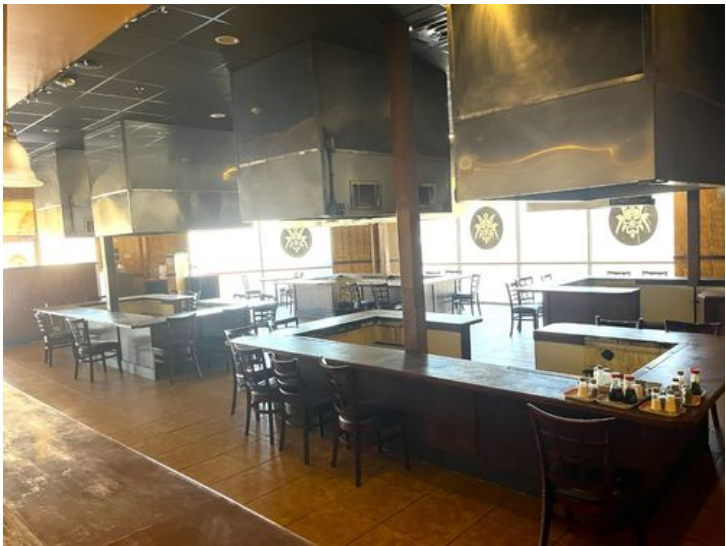
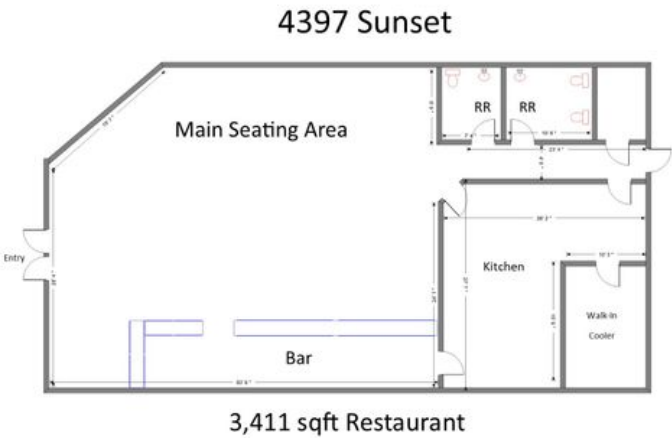
Parking Spaces	-
Parking Ratio	-
Floor Size	6,703 SF
Rentable Space	1,600 SF
LEED Level	0
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

1 Listing | 3,411 SF | \$20.00 Annual/SF

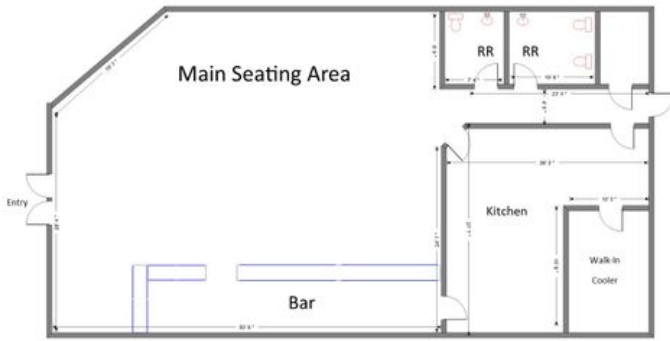
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Restaurant	100	3,411 SF	\$20.00 Annual/SF NNN	2/01/2026

Additional Photos





4397 Sunset



3,411 sqft Restaurant



Contact



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