

# Retail For Lease

Steve Eustis Co

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

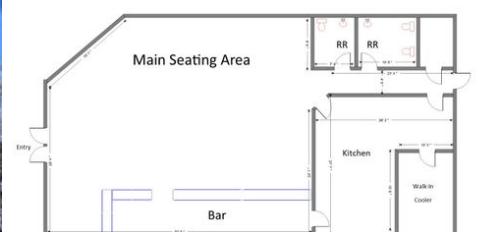
## 2nd Generation Restaurant

4397 Sunset Dr, San Angelo, TX, 76901

Retail: Strip Center For Lease

Prepared on January 22, 2026

1 of 1 Listings



3,411 sqft Restaurant



2026 Airbus, CNES / Airbus, Maxar Technologies

### Listing Details | Retail For Lease

Suite	100	Show Instructions	Call broker
Sublease	-	Divisible	Not present
Total Available Space	3,411 SF	Vacant	Yes
Min Div/Max Contig	Not present/3,411 SF	Available Date	2/01/2026
Asking Rate	\$20.00 Annual/SF	Date Listed	1/22/2026
Monthly Rate	\$5,685	Last Modified	1/22/2026
Lease Type	NNN	Listing ID	44201713
Expenses	\$5.04 (Tax & CAMs)	Restrooms	2
Signage	On Building	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	Name	4397 Sunset Dr
Zoning	CG	Center/Park Name	Academy Sports + Outdoors On Sunse...
County	Tom Green	Nearest MSA	San Angelo
Parcels	R8005, R8006, R8007, R8008		

## Building Details

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

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

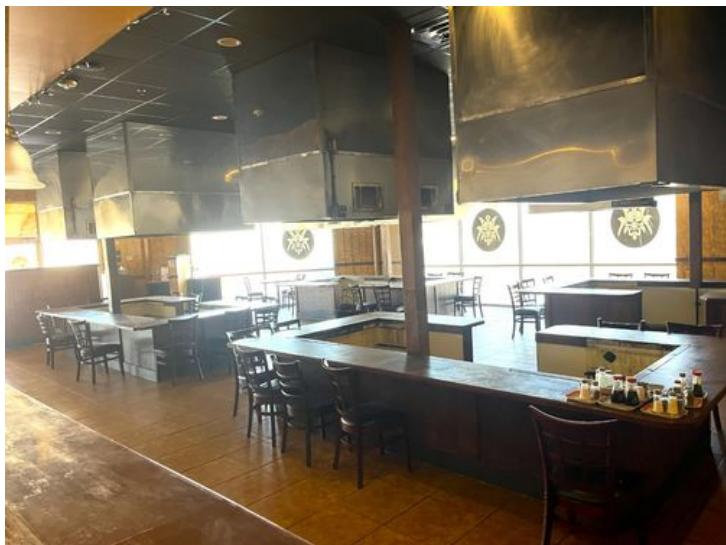
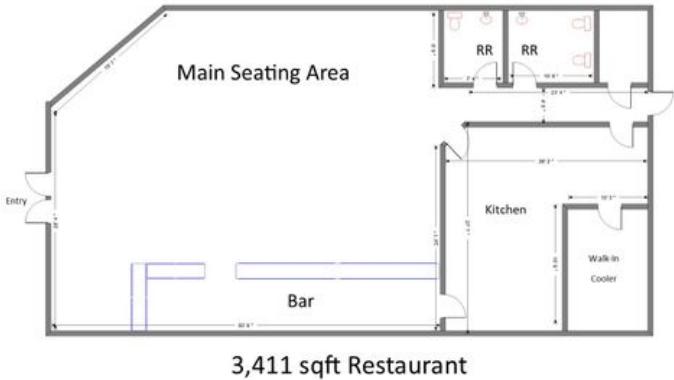
## Property Listings

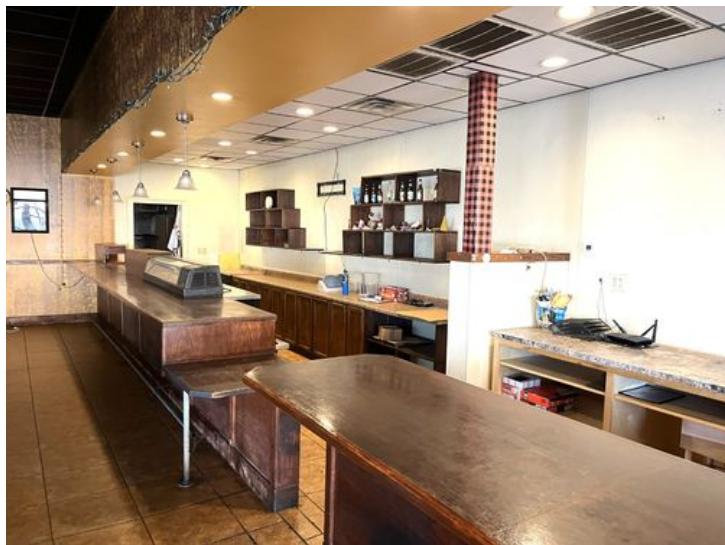
1 Listing | 3,411 SF | \$20.00 Annual/SF

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

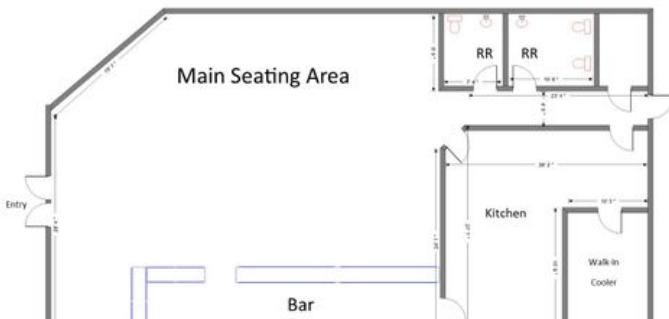
## Additional Photos

4397 Sunset





## 4397 Sunset



3,411 sqft Restaurant



## Contact



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