

8562 GARDEN GROVE BLVD.  
GARDEN GROVE, CA 92844



## OFFERING MEMORANDUM



### CONTACT INFORMATION:

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좋은 사람들  
좋은 부동산

**Good Members Investment**

Google Review

**Review summary**  
4.4 ★★★★★  
356 reviews

"Food was tasty, portions are generous, and service was good."  
"Also served w/ potatoes, cheese, carrots, load of garlic."  
"Bossam is the ideal meal for a group of people!"

**Reviews**  
All soup 16 tonkatsu 10 bossam 9 galbitang 9 +6

**Phuong Vi**  
★★★★★ 7 months ago  
First time trying Yigah and I can't describe how much I love the bossam here. I swear it literally melted in my mouth. It's not just like any ordinary pork belly...

8562 Garden Grove Blvd.

YELP Review

**Menu**  
Popular dishes: **Bibimbab** \$11.99, **Braised Beef Back Shik** \$28.99, **Galbi sang** \$18.99, **Spicy Beef Soup** \$17.99

**Location & Hours**  
Mon: 11:00 AM - 9:30 PM  
Tue: 11:00 AM - 9:30 PM

**Order Food**  
\$2.99 delivery fee | 30-40 mins  
Start Order

**Reviews**  
Sandra L. (4/12/2022) ★★★★★  
Yigah makes one of the best Korean Braised Beef Back Shik. It's so tender, juicy, but the thing I love is the sauce and the delicious rice. I was so happy after a 30-minute ride home!  
I also recommend their Spicy Braised Beef Back Shik. This is your traditional Galbi-gim, but they use beef and rice instead of the traditional beef and rice. Again, although it seems simple, this is a lot of food to share between 2-3 people. It comes with side dishes and rice. The only thing that I have about this dish is the beef is not well-cooked. Perhaps the chef is in a hurry compared to other places like Sun Hong, Sun, Napa, etc. It's not a big deal that they use beef ribs instead of brisket, but it makes sharing more difficult and the meat is a little dry.

Alison M. (3/19/2022) ★★★★★  
Here come nice ribs for the bossam and galbitang with my boyfriend. The "small" size of bossam is just enough for 2 people if it's really for a appetizer.  
The restaurant is very clean, service is quick and attentive, and parking is easy. Highly recommend!

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HIGHLIGHT

◆ Popular Korean Restaurant in Garden Grove area



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**PROPERTY SUMMERY**

**The Offering**

Property Address	8562 Garden Grove Blvd. Garden Grove, CA 92844
Assessor's Parcel No.	097-213-35
Zoning	

**Site Description**

Number of Units	1
Number of Building	1
Number of Stories	1
Year Built	1972
Gross Square Feet	4,598 SF
Lot Size	24,002 SF
Type of Ownership	Commercial Property
Parking	Spaces

**Valuations**

Listing Price	<b>\$3,500,000</b>
CAP	
Current Occupancy	100 %

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OPPORTUNITY

- ◆ Yigah Korean Restaurant
- ◆ Listing price \$3,500,000
- ◆ The value of the Hard Liquor License is \$150,000
- ◆ Annual income: \$1,320,000
- ◆ Annual Net income: \$240,000
- ◆ Operation monthly expense: \$35,000 ( + Utility \$2,500)



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Photos



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PROPERTY PHOTOS



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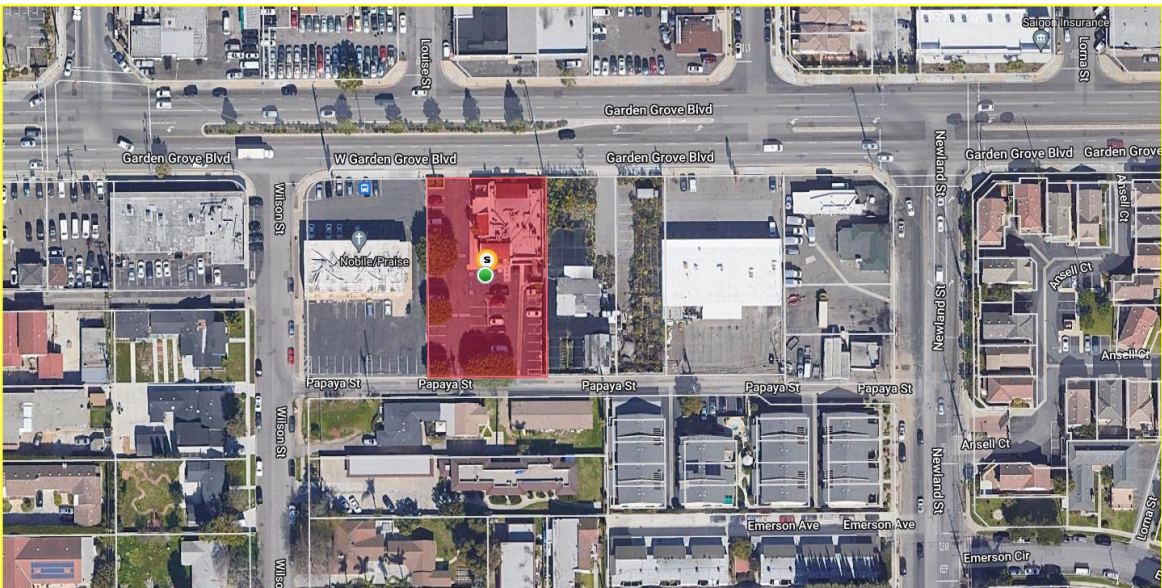
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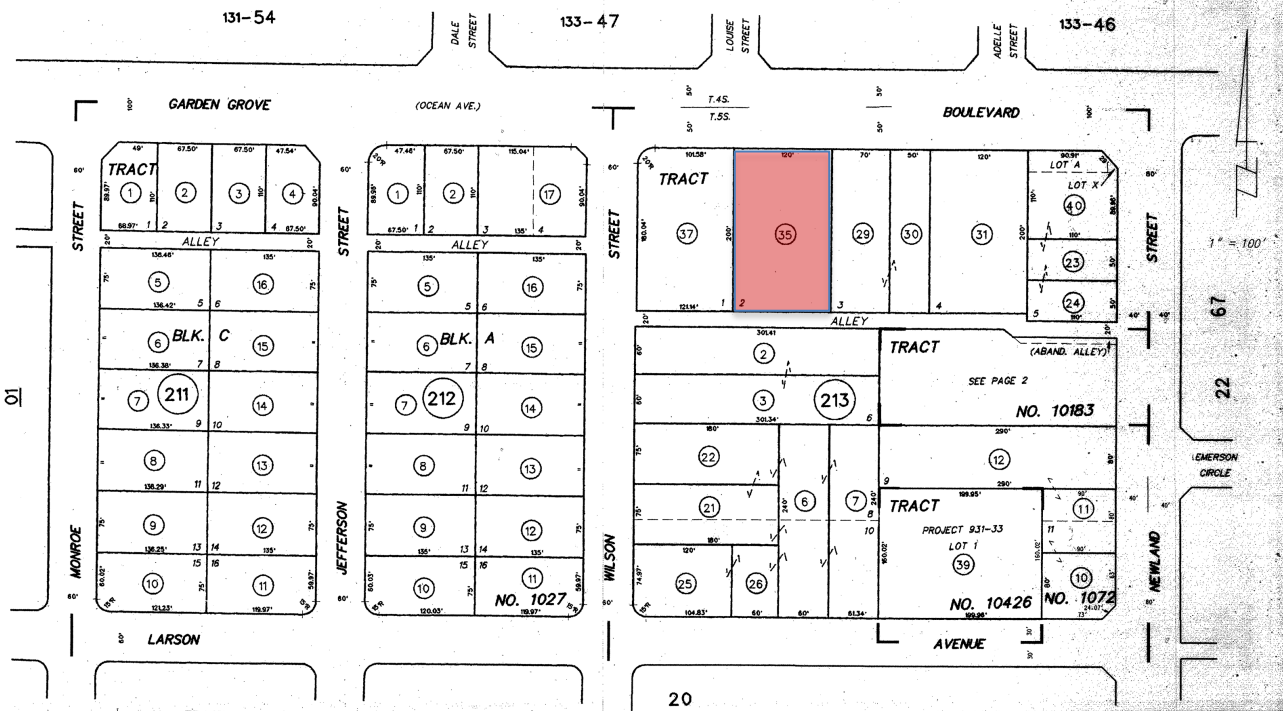
GOOGLE MAP



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PLAT MAP

097-21  
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MARCH 1951

TRACT NO. 1027 M.M. 33-45  
TRACT NO. 1072 M.M. 35-5  
TRACT NO. 10183 M.M. 433-33,34  
TRACT NO. 10426 M.M. 445-42,43

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NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
ASSESSOR'S MAP BOOK 097 PAGE 21 COUNTY OF ORANGE