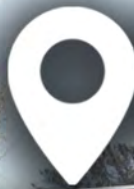


**BUSINESS  
ASSETS  
(Or Partnership)  
\$160,000.00**

# RESTAURANT

**5185 WINDWARD PKWY, SUITE 209  
ALPHARETTA, GA 30004**

  
**PREMIER  
PROPERTIES**  
2750-200 Premiere Properties  
Duluth, GA 30096  
O.833 866 5263



**5815 Windward  
Pkwy, Suite 209**



## PROPERTY OVERVIEW

Turnkey restaurant opportunity in a prime Alpharetta location along Windward Parkway, offered at \$160,000 for all business assets, providing a cost-effective and flexible entry for an owner-operator or investor.

The fully built-out space allows for immediate operation, eliminating startup time and buildout costs, while strong traffic counts, surrounding demographics, and proximity to GA-400 support customer flow and long-term growth. Located within a dynamic mixed-use corridor, the property benefits from nearby corporate offices, residential communities, and retail activity.

Seller is also open to a partnership, offering additional investment flexibility.

## OFFERING SUMMARY

Size	+/- 3,209 Sf
Year Built	2006
Restrooms	Woman & Men (Approx. 2 Stalls each)
Equipment included	Water, Electricity, Gas
Zoning	CUP (Conditional Use Permit)
County	Fulton
Offering Type	Business Assets Sale or Partnership



**JOSÉ DE LA ROSA**

Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C.404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**

Sales Associate  
Commercial & Industrial  
Real Estate

C.770 880 3010  
O.404 734 1866  
angie@delarosagroup.net

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# INVESTMENT SUMMARY

Little Tokyo is an established Nikkei restaurant concept, blending Japanese culinary techniques with Latin influences to create a unique and differentiated dining experience.

The business was founded as a family-owned operation approximately, with a focus on quality execution, fusion cuisine, and a clearly defined culinary identity.

The concept has been fully developed, branded, and operated, allowing a new owner to continue the existing restaurant model or reposition it under a new vision.

The opportunity is ideal for an operator seeking to acquire a ready-made restaurant platform with an existing menu concept, kitchen workflow, and operational setup already in place.

Little Tokyo offers a strong foundation for continued operation, concept refinement, or rebranding, providing flexibility for hands-on restaurateurs or investors looking to build upon an established food service business without starting from zero.



**JOSÉ DE LA ROSA**

Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**

Sales Associate  
Commercial & Industrial  
Real Estate

C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# INVESTMENT HIGHLIGHTS

- Sale of all business assets
- Established Nikkei cuisine concept (Japanese–Peruvian fusion)
- Approximately 3,209 SF restaurant space
- Fully equipped commercial kitchen
- 14-foot commercial exhaust hood
- Hot and cold prep tables
- Service and prep stations in place
- Utilities connected: water, electricity, gas
- Two restrooms (men’s and women’s)
- Conditional Use Permit (CUP) in place for restaurant use
- Layout suitable for full-service dining or concept adaptation
- Seller open to partnership structure, offering investment flexibility



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Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C. 404 422 7472  
O. 404 734 1866  
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Sales Associate  
Commercial & Industrial  
Real Estate

C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# PHOTOS: ACESS

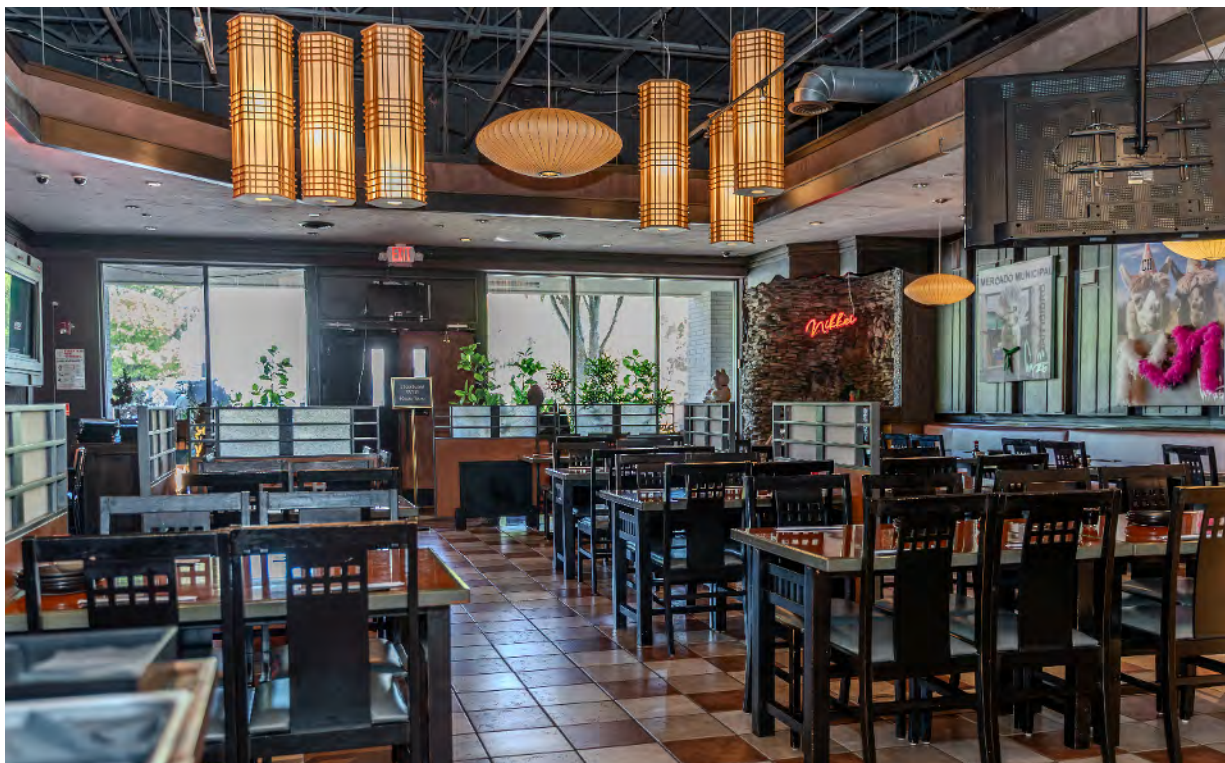


**JOSÉ DE LA ROSA**  
Strategist & Senior Advisor  
Commercial & Industrial Real Estate  
C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**  
Sales Associate  
Commercial & Industrial  
Real Estate  
C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# PHOTOS: DINNING AREA



**JOSÉ DE LA ROSA**  
Strategist & Senior Advisor  
Commercial & Industrial Real Estate  
C. 404 422 7472  
O. 404 734 1866  
[jose@delarosagroup.net](mailto:jose@delarosagroup.net)



**ANGIE HERRERA**  
Sales Associate  
Commercial & Industrial  
Real Estate  
C. 770 880 3010  
O. 404 734 1866  
[angie@delarosagroup.net](mailto:angie@delarosagroup.net)

# PHOTOS: SERVICE AREA



**JOSÉ DE LA ROSA**  
Strategist & Senior Advisor  
Commercial & Industrial Real Estate  
C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**  
Sales Associate  
Commercial & Industrial  
Real Estate  
C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# PHOTOS:KITCHEN

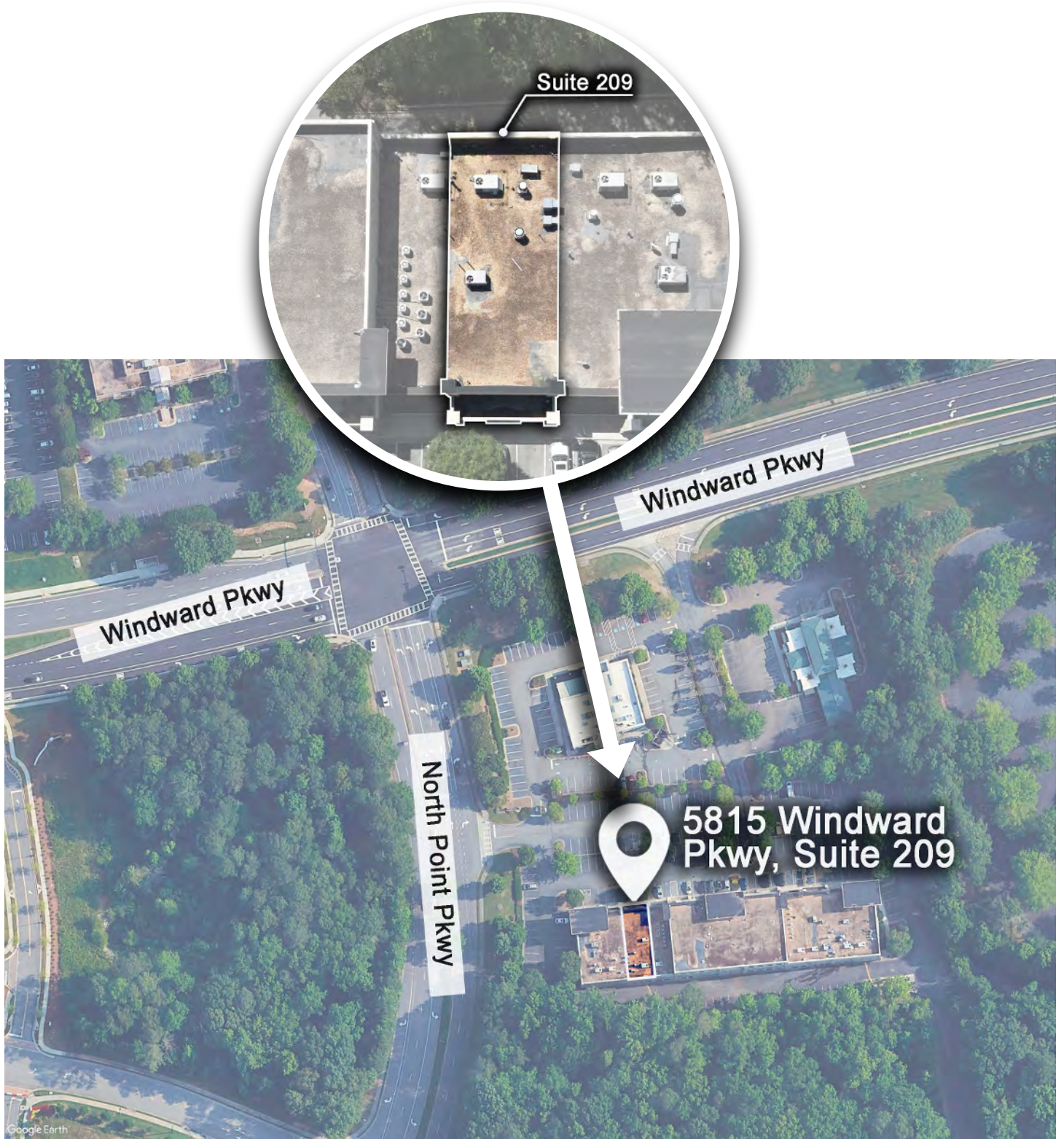


**JOSÉ DE LA ROSA**  
Strategist & Senior Advisor  
Commercial & Industrial Real Estate  
C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**  
Sales Associate  
Commercial & Industrial  
Real Estate  
C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# SUITE LOCATION



**JOSÉ DE LA ROSA**

Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net

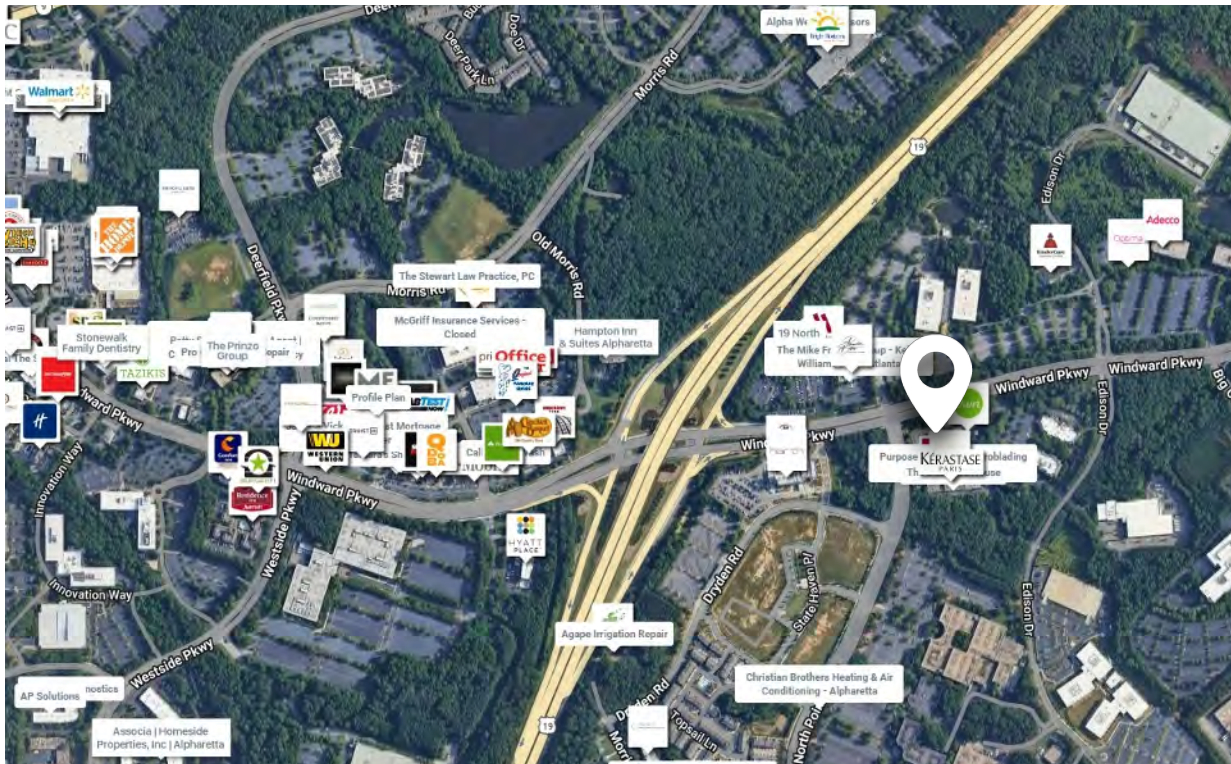


**ANGIE HERRERA**

Sales Associate  
Commercial & Industrial  
Real Estate

C. 770 880 3010  
O. 404 734 1866  
angie@delarosagroup.net

# LOCATION

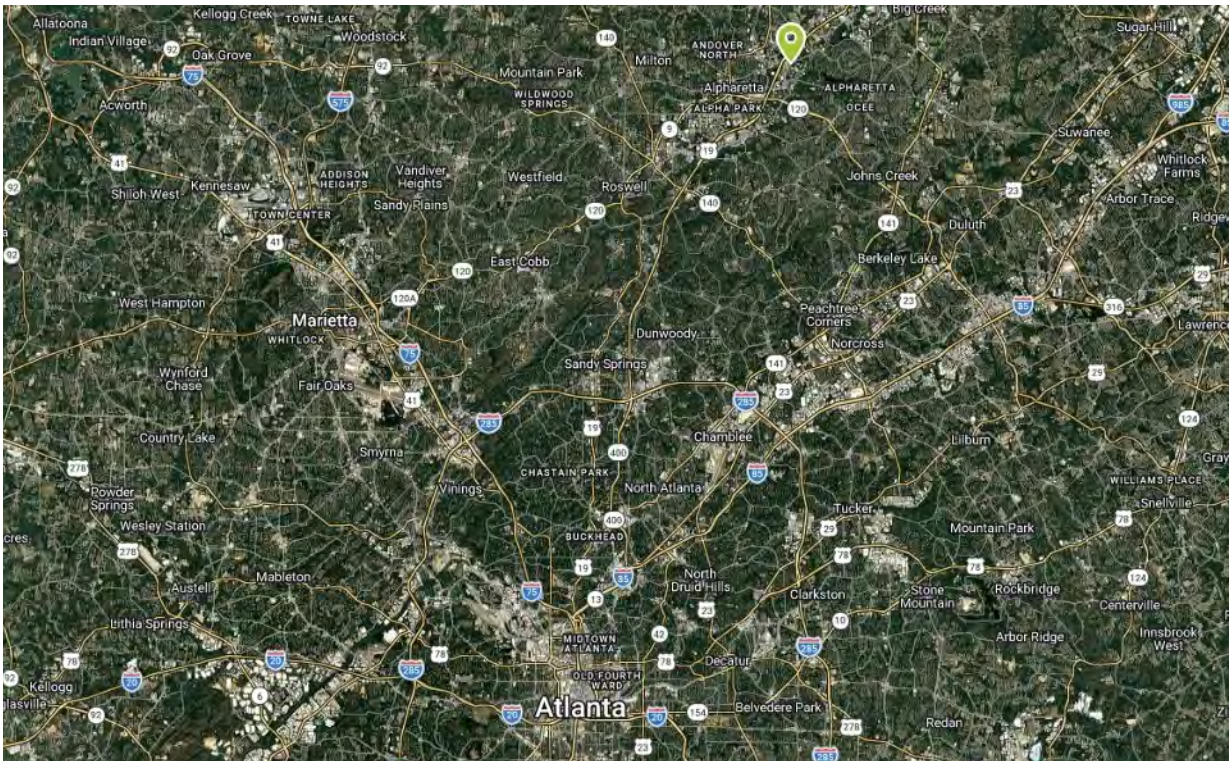


**JOSÉ DE LA ROSA**  
 Strategist & Senior Advisor  
 Commercial & Industrial Real Estate  
 C. 404 422 7472  
 O. 404 734 1866  
[jose@delarosagroup.net](mailto:jose@delarosagroup.net)



**ANGIE HERRERA**  
 Sales Associate  
 Commercial & Industrial  
 Real Estate  
 C. 770 880 3010  
 O. 404 734 1866  
[angie@delarosagroup.net](mailto:angie@delarosagroup.net)

# LOCATION



**JOSÉ DE LA ROSA**  
Strategist & Senior Advisor  
Commercial & Industrial Real Estate  
C. 404 422 7472  
O. 404 734 1866  
[jose@delarosagroup.net](mailto:jose@delarosagroup.net)



**ANGIE HERRERA**  
Sales Associate  
Commercial & Industrial  
Real Estate  
C. 770 880 3010  
O. 404 734 1866  
[angie@delarosagroup.net](mailto:angie@delarosagroup.net)

# ABOUT FULTON COUNTY

Located at the core of Metro Atlanta, Fulton County is one of Georgia's most influential and economically diverse counties. It is home to major employment centers, a highly educated workforce, and a robust business environment that supports sustained commercial and population growth. Fulton County anchors the region's economic activity through a strong presence of corporate headquarters, technology firms, healthcare systems, and professional services.

North Fulton, where Alpharetta is located, is especially recognized for its affluent demographics, high household incomes, and concentration of corporate and technology-driven employers. The area continues to experience consistent development across office, retail, and mixed-use projects, reinforcing its position as a premier destination for businesses and investment. With direct access to major transportation corridors, including GA-400, and proximity to Atlanta's urban core, Fulton County offers long-term stability, accessibility, and a favorable climate for commercial investment and business ownership.



**JOSÉ DE LA ROSA**

Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net



**ANGIE HERRERA**

Sales Associate  
Commercial & Industrial  
Real Estate

C. 770 880 3010  
O. 404 734 1866  
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# ABOUT LOCATION

## Location & Accessibility

Little Tokyo is located at 5185 Windward Parkway, Suite 209, in the city of Alpharetta, within Fulton County, Georgia, along one of North Fulton's most established and active commercial corridors. Windward Parkway is characterized by a strong mix of corporate offices, retail centers, and residential developments, creating a steady flow of daytime and evening activity that supports restaurant use.

The property benefits from direct access to GA-400 via Exit 11, providing convenient connectivity to surrounding business districts, residential neighborhoods, and the broader Metro Atlanta area. Its visibility and placement within an employment-driven environment make this location highly accessible and well suited for continued restaurant operations.

## Commercial & Investment Potential

The Windward Parkway corridor is recognized for its long-term commercial stability and economic strength, supported by major employers, technology companies, and professional office developments throughout North Fulton. The restaurant is strategically positioned to serve a combination of office professionals, nearby residents, and destination-driven customers throughout the week.

Alpharetta's high-income demographics, combined with Fulton County's continued infrastructure investment and business-friendly climate, enhance the location's appeal for food and beverage concepts. The established commercial nature of the area supports sustained dining demand, making this location attractive for both continued operation of the existing concept or repositioning under a new restaurant brand.

Metro Atlanta Counties



Fulton



**JOHAN CABRERA**

Sales Associate  
Commercial & Industrial Real Estate

C. 678 499 0531  
O. 404 734 1866  
johan@delarosagroup.net



**JOSÉ DE LA ROSA**

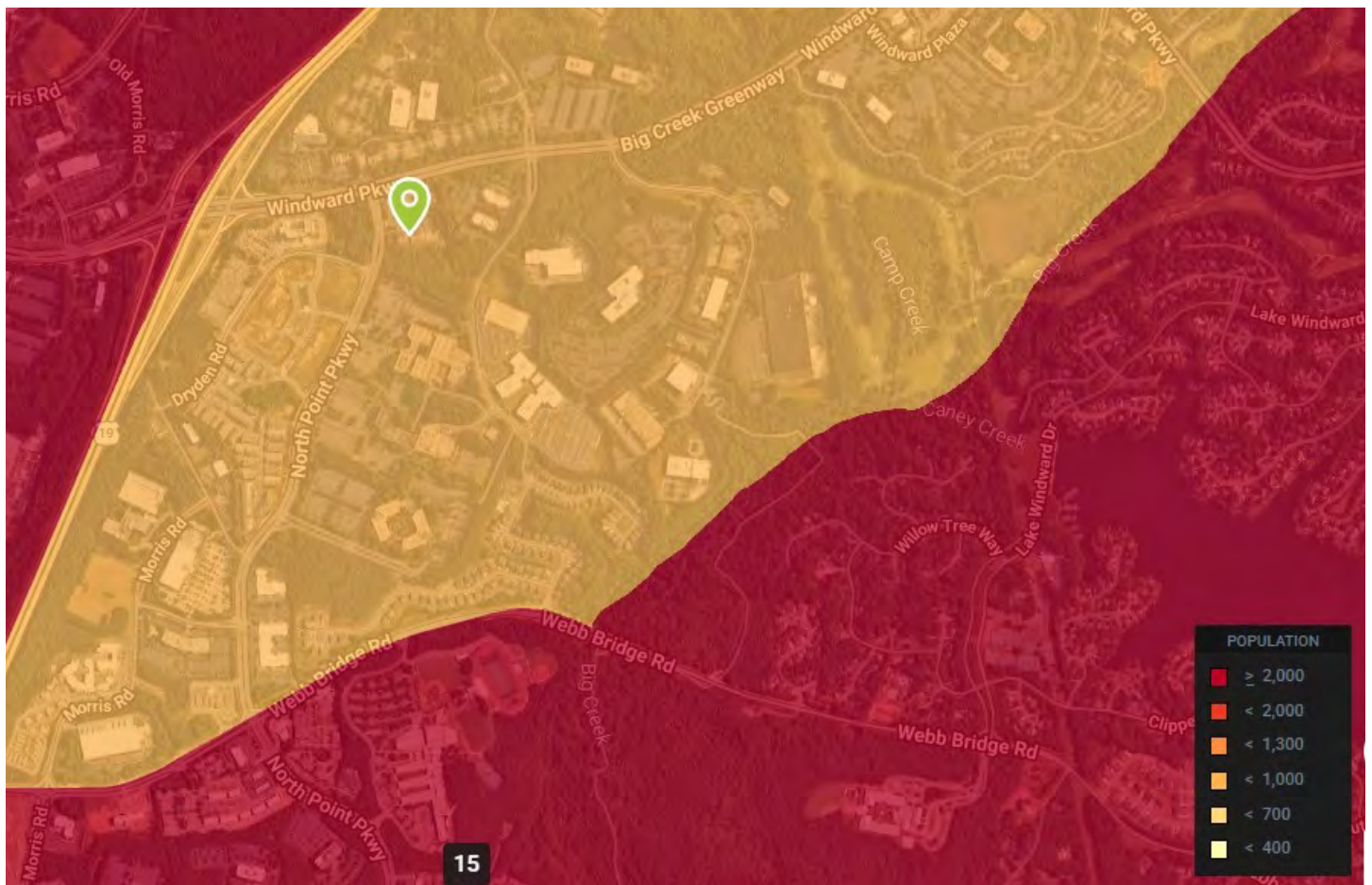
Strategist & Senior Advisor  
Commercial & Industrial Real Estate

C. 404 422 7472  
O. 404 734 1866  
jose@delarosagroup.net

# DEMOGRAPHICS

Alpharetta is one of North Fulton’s most affluent and fast-growing cities, with an estimated population of approximately 67,000 residents. The area is characterized by strong household formation, with over 25,000 households and an average household size that supports both family-oriented and professional lifestyles. Alpharetta consistently ranks among Georgia’s top cities for income levels, with median household incomes exceeding \$140,000, significantly higher than metro Atlanta and state averages.

The city also benefits from a highly educated population, with more than 70% of residents holding a bachelor’s degree or higher, contributing to strong purchasing power and dining demand. In addition to its residential base, Alpharetta supports a substantial daytime population, driven by large corporate employers, technology firms, and professional services located along major corridors such as Windward Parkway. This combination of high-income households, professional workforce presence, and sustained population growth creates a favorable environment for full-service restaurant operations.

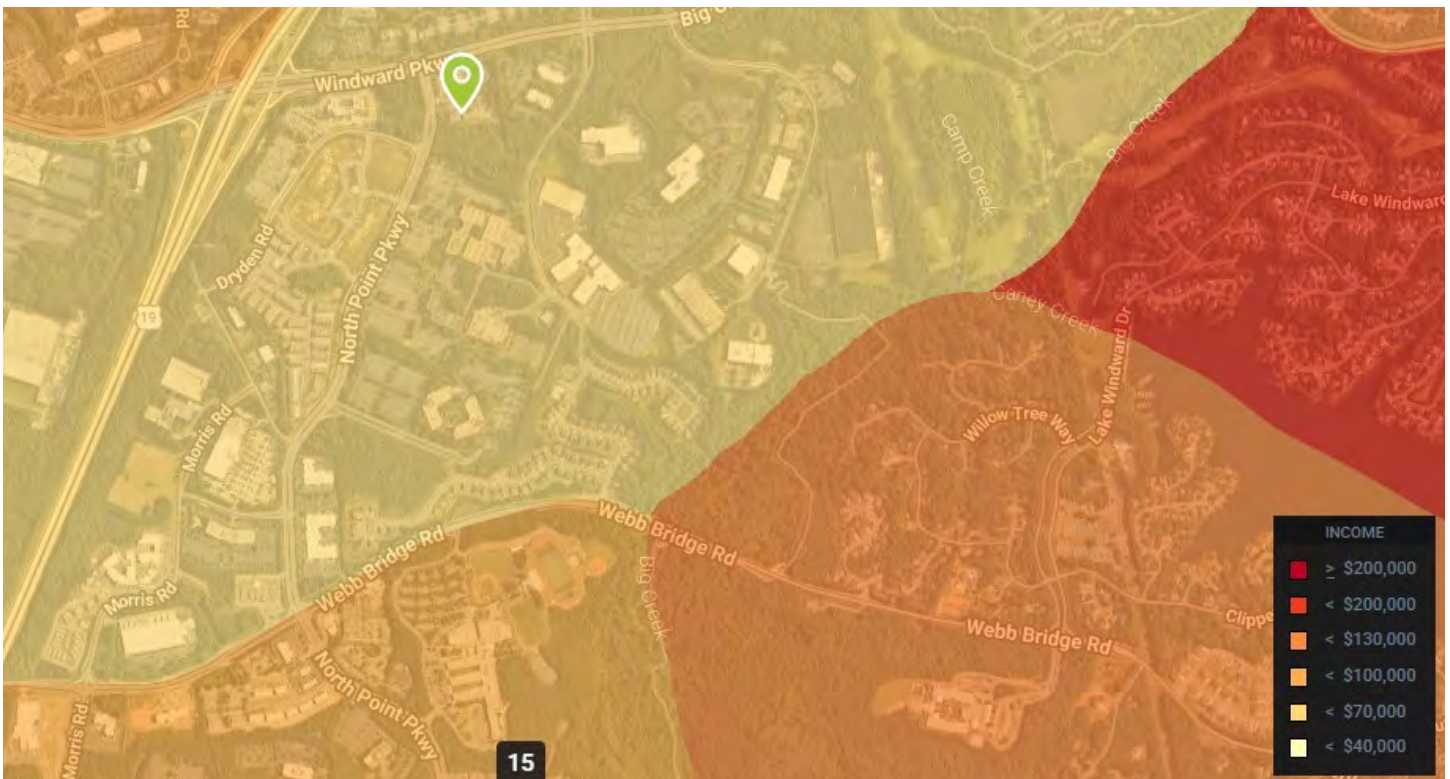
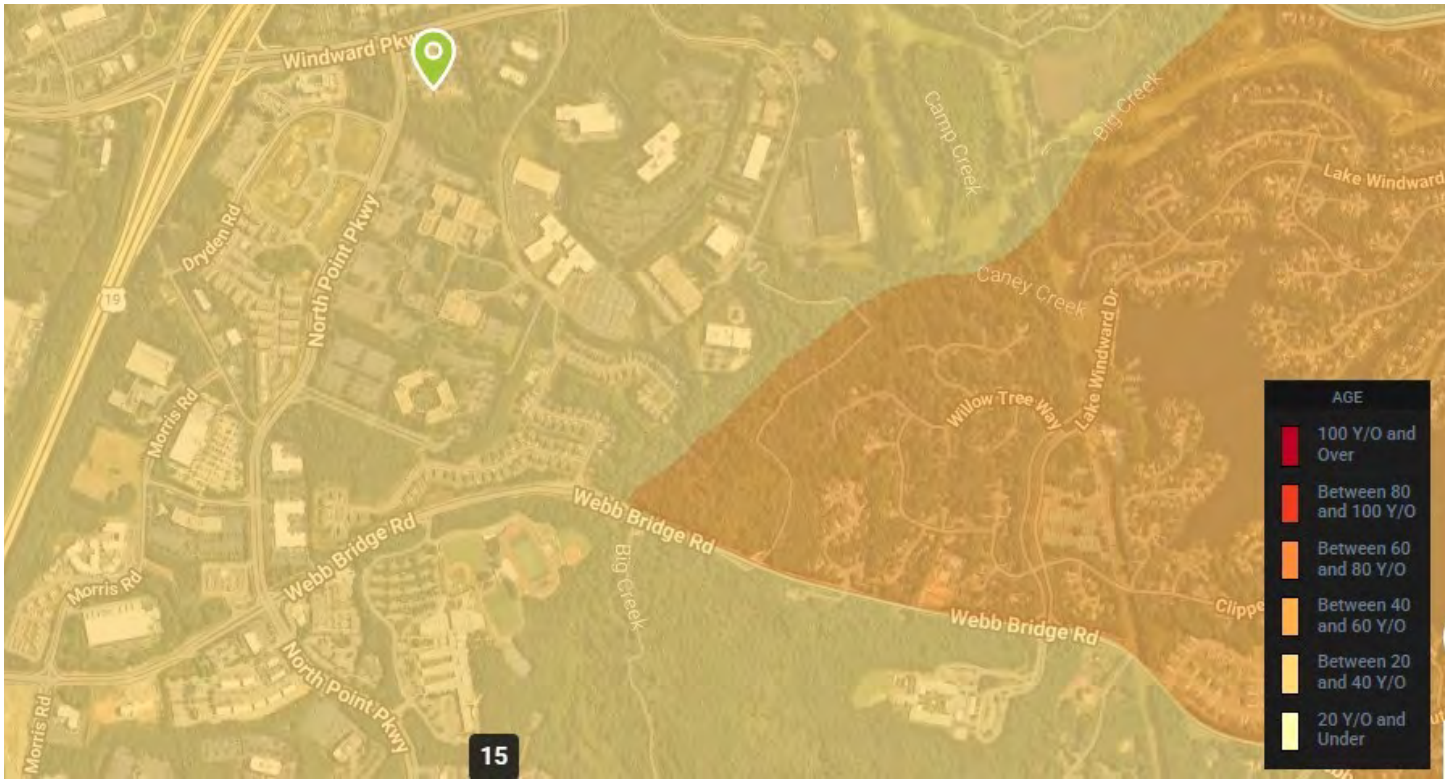


**JOSÉ DE LA ROSA**  
 Strategist & Senior Advisor  
 Commercial & Industrial Real Estate  
 C. 404 422 7472  
 O. 404 734 1866  
 jose@delarosagroup.net



**ANGIE HERRERA**  
 Sales Associate  
 Commercial & Industrial  
 Real Estate  
 C. 770 880 3010  
 O. 404 734 1866  
 angie@delarosagroup.net

# DEMOGRAPHICS

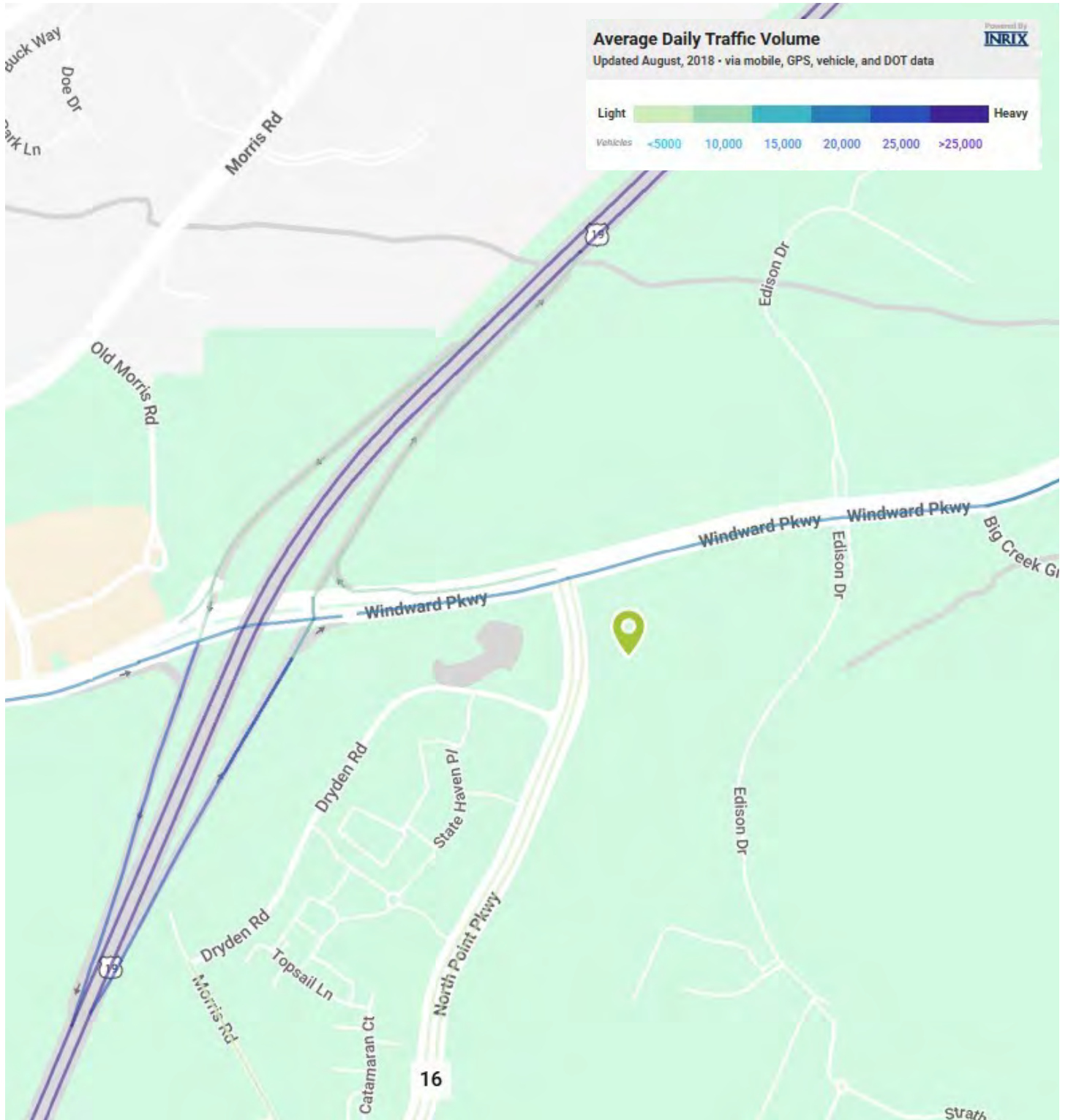


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 Strategist & Senior Advisor  
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# DEMOGRAPHICS



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