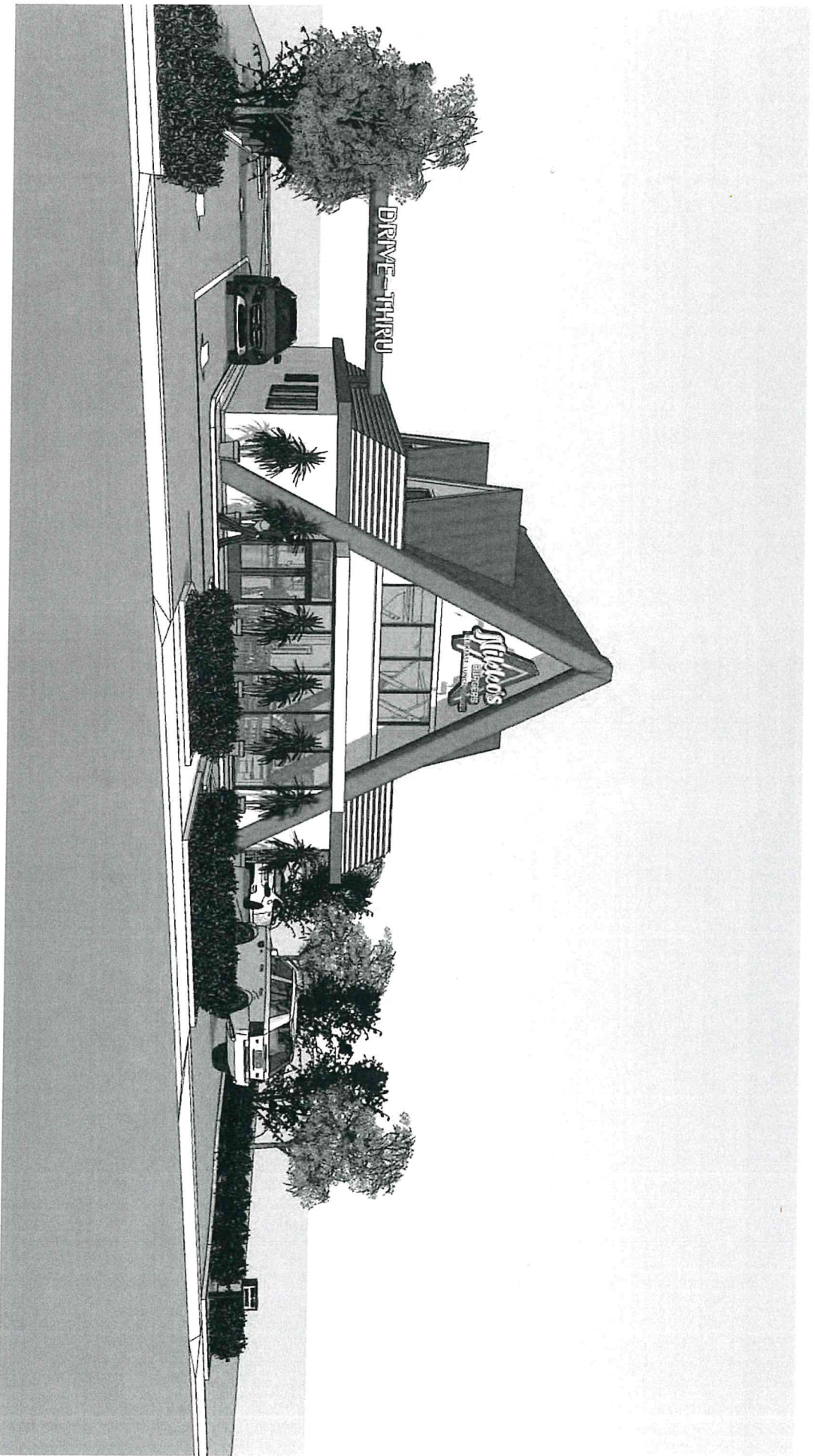


Nikkos Burgers
26468 Baseline St, Highland, CA 92346

Presented By:
UBI Business Brokers



Nikkos Burgers

26468 Baseline St, Highland, CA 92346

Property Details

PROPERTY FOR SALE OR LAND LEASE AVAILABLE: Includes all plans and permits. Everything has been completed but the actual build itself. All to be transferred to buyer. Plans, health fee, school fee all done.

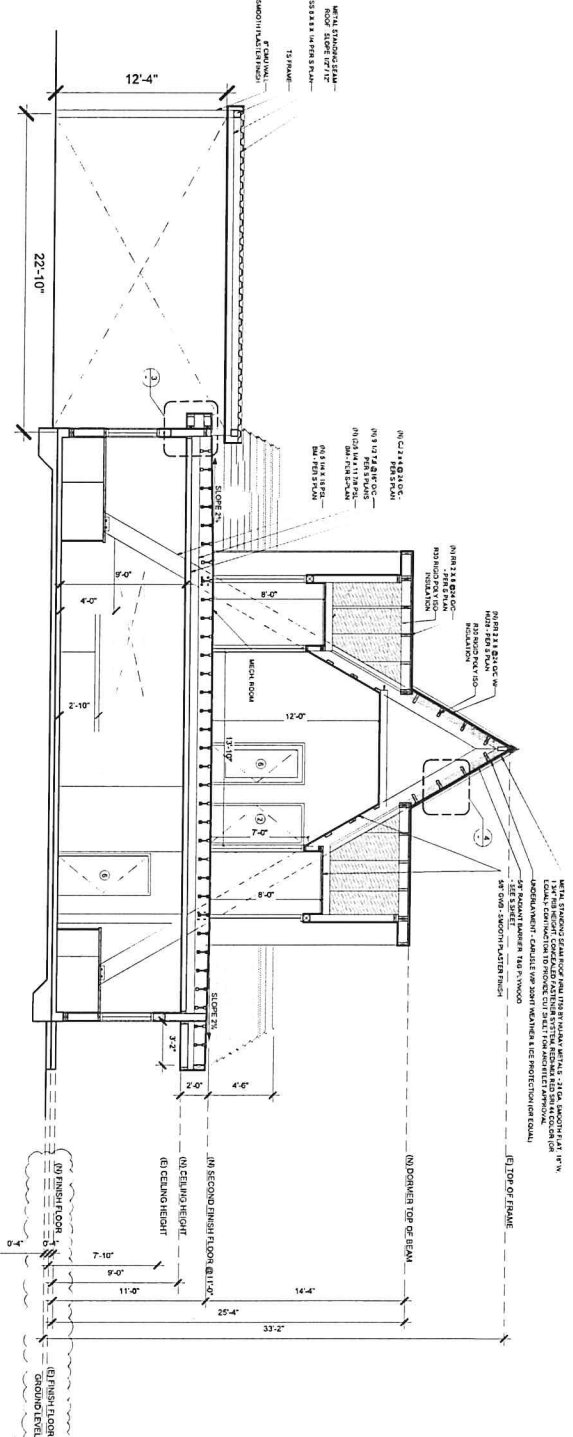
All building permits and blueprints completed and paid for, all included in the price.

Sellers are experienced restaurateurs, and this was their best location. High profits, netting 20k per month. The drive thru was always busy. Long drive-thru fitting 8 cars. Sales were north of 100k. This was their cash cow. On rebuild they prepared plans to improve efficiency to increase sales and minimize costs. Larger building with more dine-in seating and a new kitchen design that would drastically minimize labor costs. The kitchen is wider now with a 14-foot hood. Adding 2 stations, one for drive-thru and take out, phone orders and the other for dine-in customers. Offering 2 flat tops on each side with a char broiler and prep area directly in the middle of the kitchen. Previously they had 6 cooks and 1 person to prep. With the new design, it would only take 3 cooks and 1 person to prep.

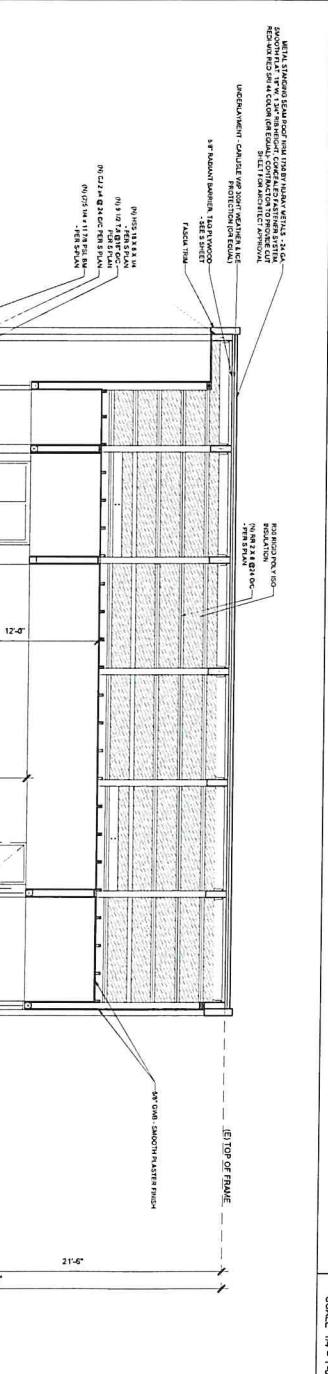
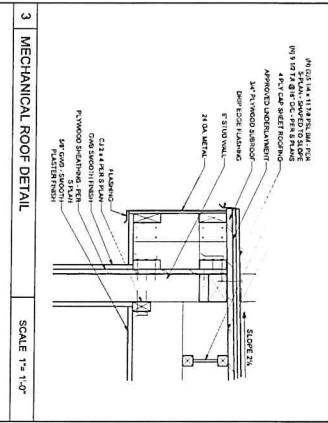
- On rebuild they prepared plans to improve efficiency to increase sales and minimize costs
- All building permits and blueprints completed and paid for, all included in the price.
-

Larger building with more dine-in seating and a new kitchen design that would drastically minimize labor costs

Property Type:	Retail
Property Subtype:	Fast Food
Sale Type:	Investment or Owner User
Lot Size:	0.28 AC
Construction Status:	Proposed
Gross Leasable Area:	2,800 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	2025
Walk Score @:	44 (Car-Dependent)
Transit Score @:	36 (Some Transit)

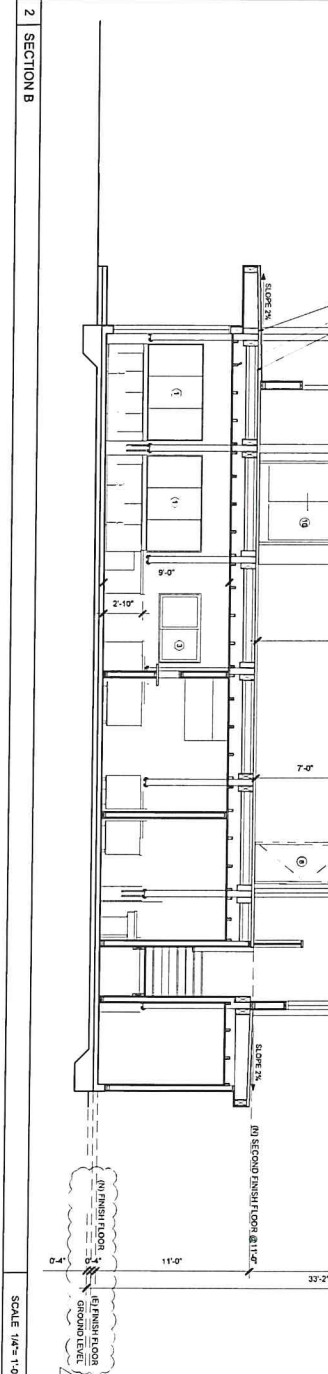
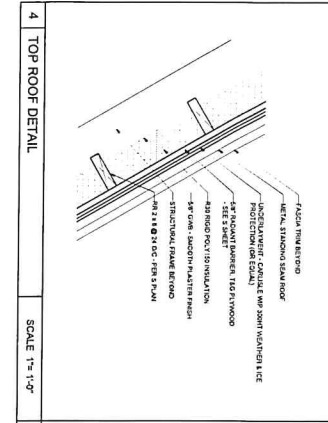


1 SECTION A
SCALE 1/4" = 1'-0"



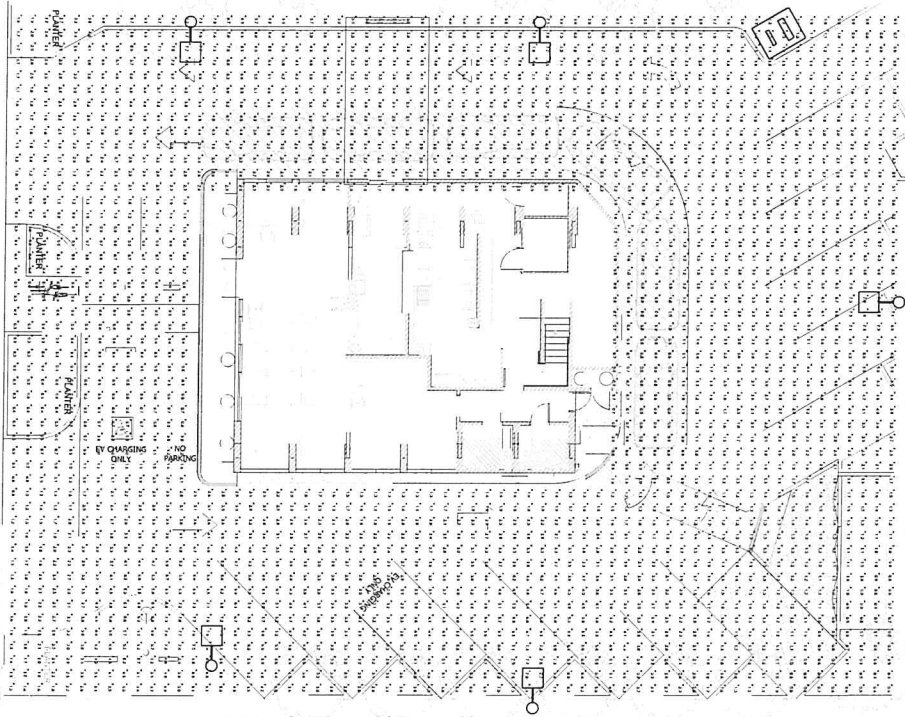
3 MECHANICAL ROOF DETAIL
SCALE 1/4" = 1'-0"

2 SECTION B
SCALE 1/4" = 1'-0"



4 TOP ROOF DETAIL
SCALE 1/4" = 1'-0"

A-3.0	Job Title: NIKKO'S BURGERS	Owner: NIKKO'S BURGERS - TONY'S LLC	Architect: MCNAUGHTON ARCHITECTURE, INC.	
	Sheet Title: SECTIONS	PO BOX 7763, REDLANDS, CA 92373 TONYSD19@YAHOO.COM	300 E. STATE ST., SUITE 360 REDLANDS CA 92372 PHONE: (909) 837-2258 FAX: (909) 837-2258 www.mna.com	
Revisions:				
CITY COMMENTS 10/26/21				
Scale: 1/4" = 1'-0" Date: 09/20/21 Drawn By: [Signature] Checked By: Shyam Naughton, AIA Sheet Number				



PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"

Statistics					
Description	Symbol	Avg	Min	Max	
SITE LIGHTING	+	2.6%	7.8%	1.03%	26.01
					9.71

DATE: 09/17/2022
SCALE: AS NOTED
DRAWN BY: RANDEVY
JOB: R21001
SCALE: E-2.1
OF 10 SHEETS

PROJECT:

TENANT IMPROVEMENT FOR:
NIKKO'S BURGERS
26468 E. BASELINE ST., HIGHLAND, CA. 92346



CONSULTANT:
RANDALL ENGINEERING, LLC
ELECTRICAL, MECHANICAL & PLUMBING DESIGN
PLANNING, PERMITS & CONSTRUCTION MANAGEMENT
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REVISIONS	
DATE	BY