



2nd Generation Restaurant For Sublease

10205 VALLEY VIEW STREET CYPRESS, CA 90206

BLDG SIZE	2,800 SF
PROPERTY TYPE	Retail (Restaurant)
LEASE RATE	\$4.18/SF
LEASE TYPE	NNN

Highly desirable, second generation restaurant with large, dedicated patio available for immediate occupancy. This a free standing retail pad in Cypress Shopping Center East, which is anchored by Stater Bros, McDonalds and Hobby Lobby. Multiple building signage opportunities and frontage on Valley View Street.

The space currently operates as a sushi restaurant. This is lease assignment opportunity with an existing lease term that expires April 2030. All equipment & inventory is negotiable. Contact agent for details.

Property Highlights

- Freestanding, second generation restaurant with large, dedicated patio
- Large main dining room and kitchen area plus wine cellar and private dining room
- Equipped with hood and grease trap. All equipment & inventory is negotiable.
- Strong Co-Tenancy: Stater Brothers, Hobby Lobby, Club Pilates, Phenix Salon, McDonald's, Starbucks, Wingstop, Chase and more
- High household incomes in Cypress and surrounding cities including Rossmore, Seal Beach, and Los Alamitos
- Large, ample parking lot



17551 Gillette Avenue | Irvine, CA 92614 • svnvanguard.com

Mina Saeid
msaeid@svn.com
949.771.1650

Lic. 02136984

Anthony Ying
tying@svn.com
949.558.0305

Lic. 02052345

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,970	6,115	20,079
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	43	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	602	1,956	6,558
# OF PERSONS PER HH	3.3	3.1	3.1
AVERAGE HH INCOME	\$170,096	\$164,891	\$141,214
AVERAGE HOUSE VALUE	\$964,749	\$995,896	\$912,337

Demographics data derived from AlphaMap



17551 Gillette Avenue | Irvine, CA 92614 • svnvanguard.com

Mina Saeid
msaeid@svn.com
949.771.1650

Lic. 02136984

Anthony Ying
tying@svn.com
949.558.0305

Lic. 02052345