

SURE  
CITY  
EATS

FOOD  
PICKUP

±6,881 SF COMMERCIAL KITCHEN FACILITY

FOR SALE

17531 GRIFFIN LANE  
HUNTINGTON BEACH, CA 92647

CONTACT EXCLUSIVE LISTING AGENTS:



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**DEVIN RAY**  
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±6,881 SF  
AVAILABLE



21  
PRIVATE KITCHENS



±13,600 SF  
PARCEL



800  
AMPS (129/280V)  
\*VERIFY

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FULLY IMPROVED SHARED COMMERCIAL KITCHEN FACILITY

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## PROPERTY HIGHLIGHTS

- ±6,881 SF Fully Improved Shared Commercial Kitchen Facility
- Situated on a 13,600 SF Parcel
- 21 turn-key kitchens (average ±211 SF)
- 14 dedicated parking spaces
- Two (2) ADA Restrooms

### COMMERCIAL KITCHEN UPGRADES

21 Turn-key kitchens

Kitchen size range 186sqft - 252sqft

Storage Freezer (120 sqft)

Storage Cooler (212 sqft)

### BUILDING SYSTEM UPGRADES

New Roof (2023)

Five (5) New Commercial Roof-Mounted HVAC's (800 CFM)

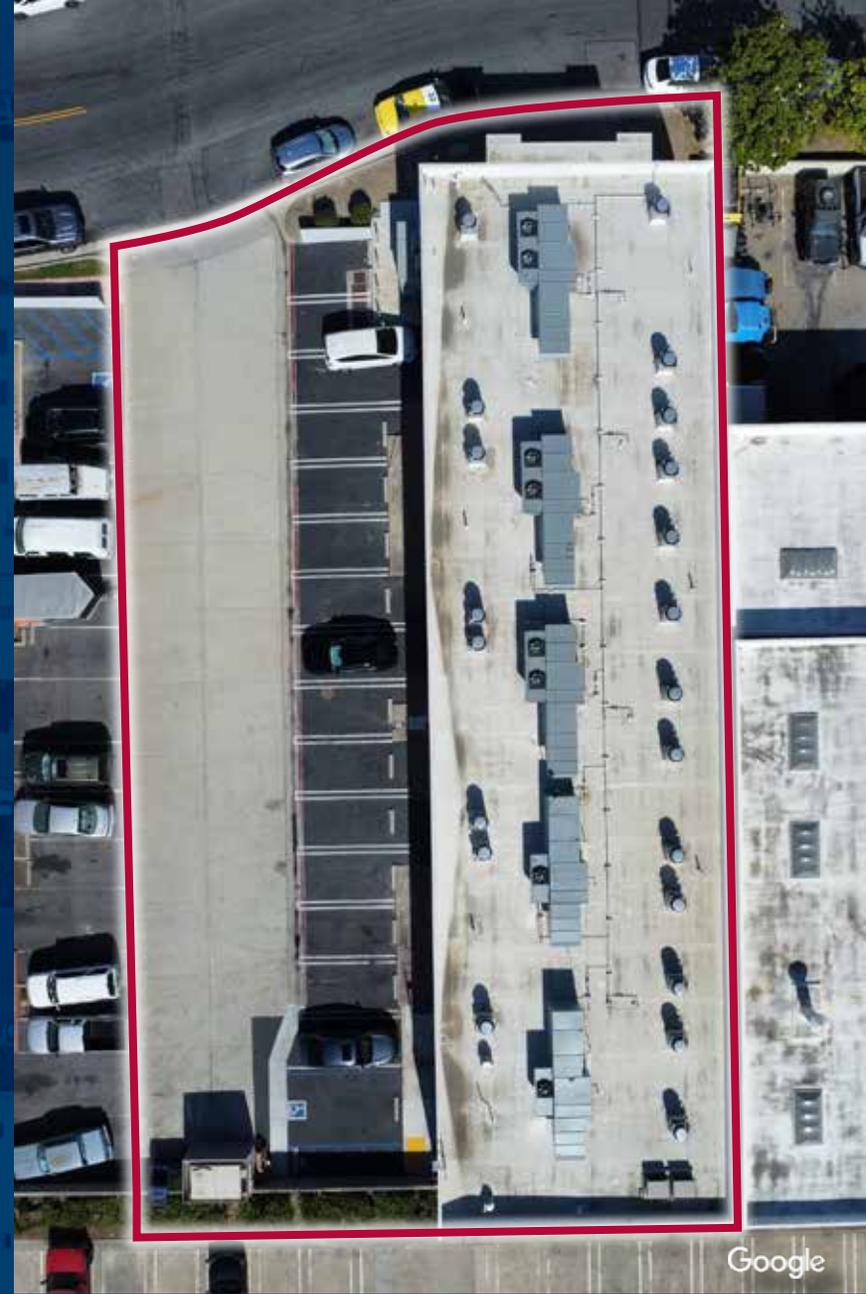
Brand New Fire Sprinkler System

Floor Drains Throughout

Upgraded Power to 800 amps (120/208v) \*Verify

New Asphalt in Parking Lot

New Gas Line



Google

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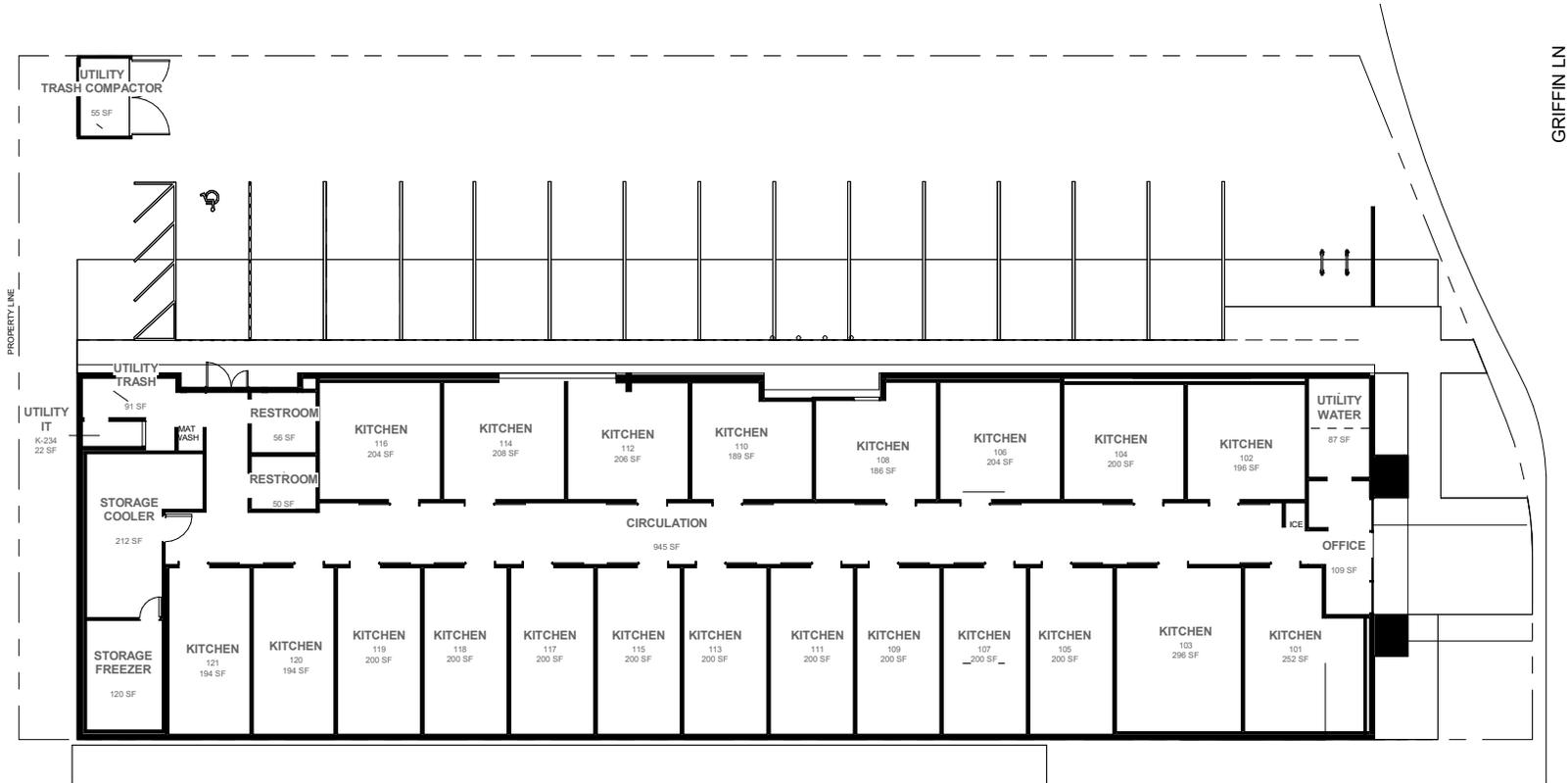
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# FACILITY PLAN

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GRIFFIN LN

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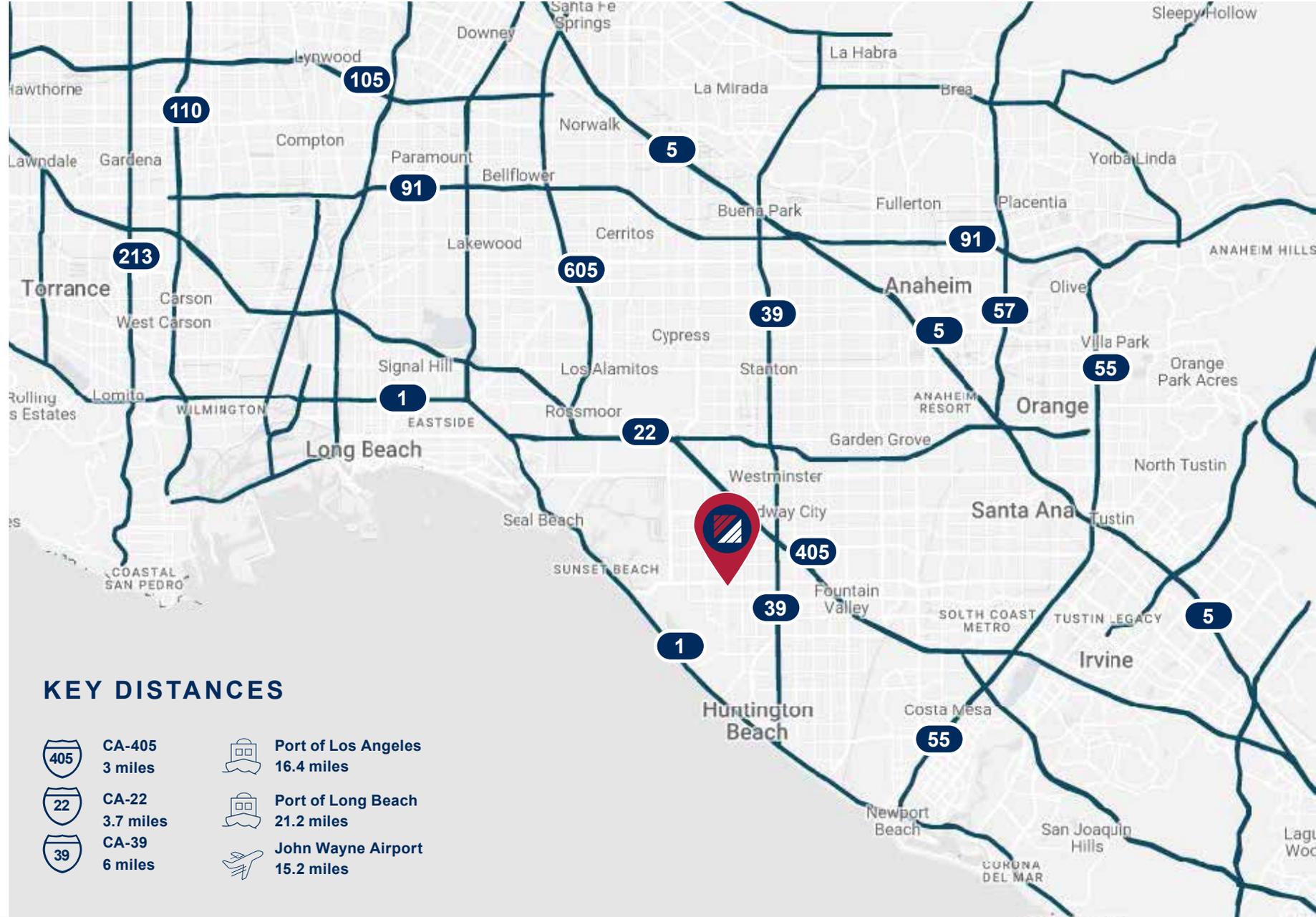
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**KEY DISTANCES**

- |   |                    |   |                                   |
|---|--------------------|---|-----------------------------------|
|  | CA-405<br>3 miles  |  | Port of Los Angeles<br>16.4 miles |
|  | CA-22<br>3.7 miles |  | Port of Long Beach<br>21.2 miles  |
|  | CA-39<br>6 miles   |  | John Wayne Airport<br>15.2 miles  |

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