



FOR LEASE

FLAGSHIP RESTAURANT

TYPE 47 LICENSE AVAILABLE



225 N Yale Ave
CLAREMONT, CA 91711

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CLAREMONT VILLAGE

Claremont Village, located at the intersection of LA County and Inland Empire, is a suburban city known for its charming tree-lined streets, historic buildings, and prestigious college campuses. With a student population of around 9,000 across six colleges, including the renowned Pomona College often referred to as "Harvard of the West", the village promotes a vibrant and academic atmosphere. The historic central core remains a thriving hub for residential and retail activities, making it one of the few remaining true "Downtowns" in the region. Exciting new development known as "Village South" is set to enhance the area further, encompassing 12 acres of land. This development will include over 750 new residential units, more than 50 retail shops, office/flex space, and will feature beautiful open plazas and paseos. The Metrolink in Claremont Village connects to DTLA and the city offers free public parking on every block, making it highly accessible for both visitors and residents. With a thriving college community, a growing development project, and a centralized location, Claremont Village is an exceptional and promising area for businesses, particularly restaurants and the hospitality industry. Village has is a food hub in Southern California, attracting customers from various nearby cities such as Diamond Bar, Chino Hills, Upland, Rancho Cucamonga, LaVerna, San Dimas, and Pomona. Restaurants in this area generate impressive gross sales, averaging between \$1,500 and \$2,000 per square foot. It is a rare occurrence for second-generation restaurants to surface on Yale Ave, and after 35 years, 225 N Yale Ave is now available for lease. This opportunity includes a building with a grandfathered status and a generous 50' ft store frontage, along with a Type 47 Liquor License, and new long-term lease direct with the landlord. New businesses can immediately establish themselves in a flagship spot within a thriving high street market.

EAST



WEST



COLLEGES



PROPERTY HIGHLIGHTS



SIZE: **7,000 PSF** (CAN BE DEMISED)



RATE: **\$6.50** / PSF (MO)



NNN'S: **\$1.00** / PSF (MO)



TYPE 47 (FULL LIQUOR) AVAILABLE

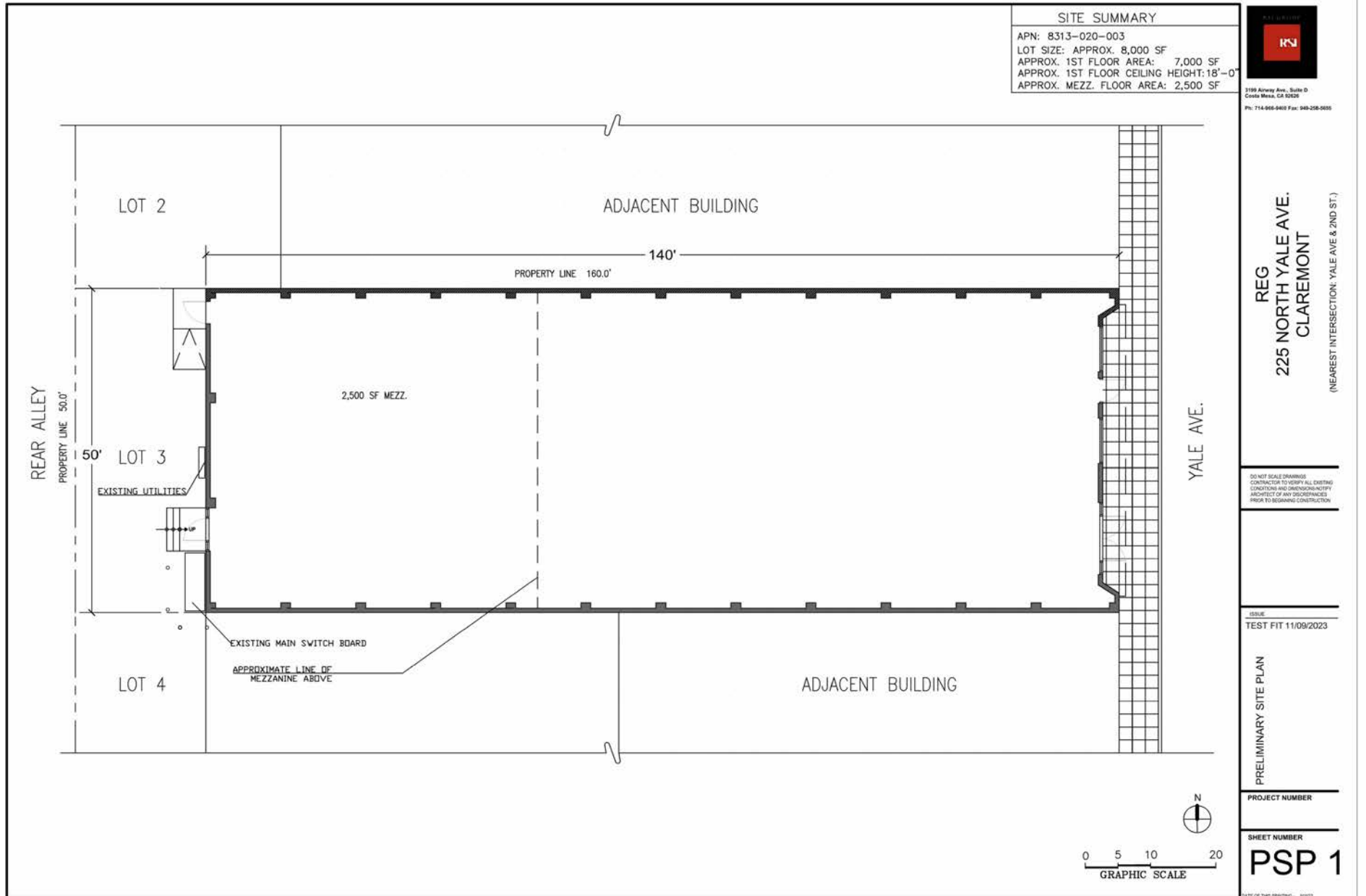
SINGLE OR MULTI-TENANT RESTAURANT OPPORTUNITY

- FIRST TIME AVAILABLE IN 35 YEARS
- PREMIER BLOCK ON YALE AVE
- OPEN LAYOUT WITH BOW TRUSS CEILINGS
- EXCEPTIONAL CO-TENANCY WITH HIGH-LEVEL FOOT TRAFFIC



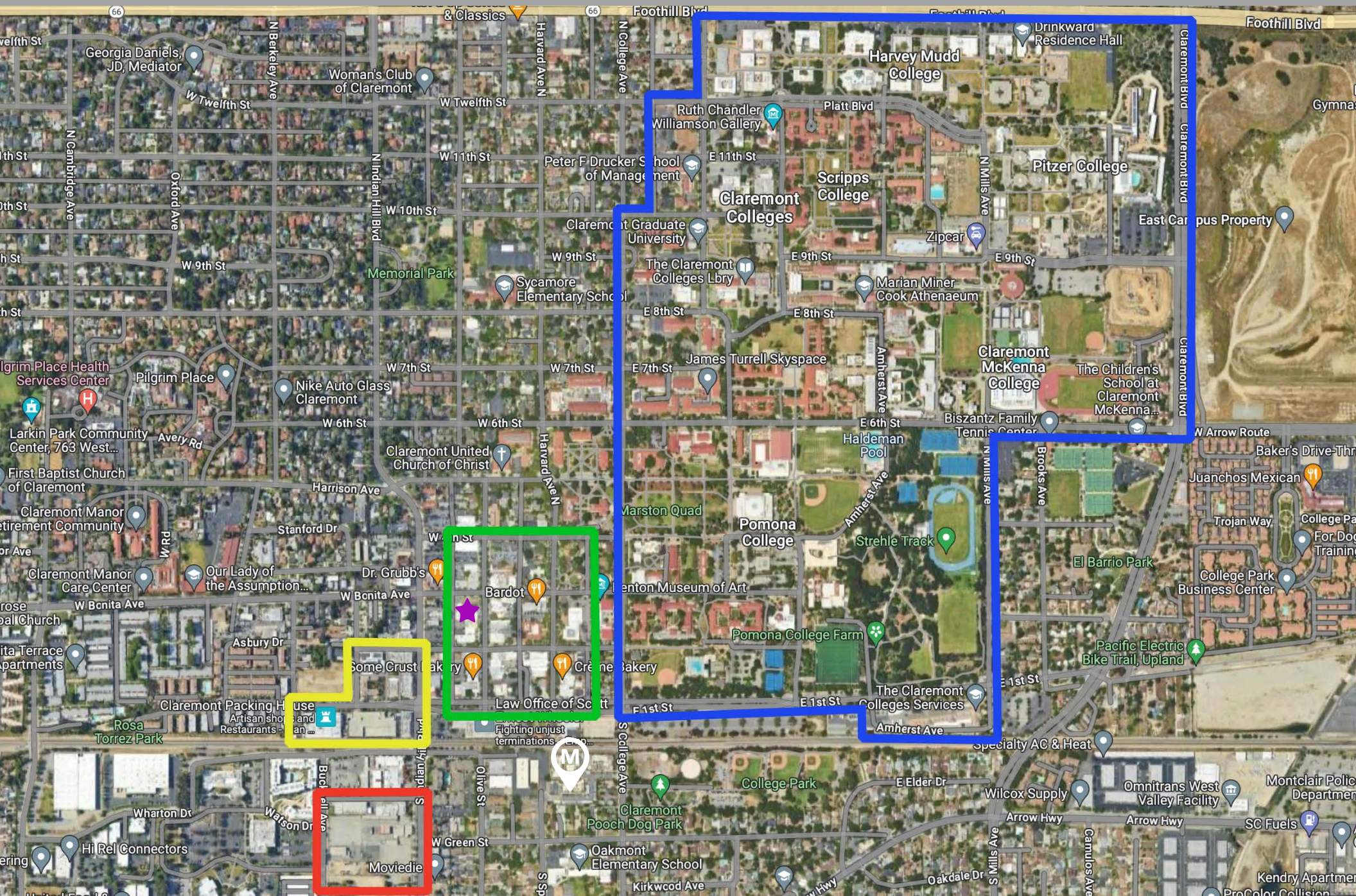
SITE PLAN

*NOTE: NOT TO SCALE



COLLEGES WEST METRO LINE
EAST SOUTH ★ 225 N YALE AVE

THE AREA



TENANT MAP

- PHILZ COFFEE
- LA POPULAR
- STARBUCKS
- BARDOT
- PEPO MELO
- SANCHOS TACOS
- SOME CRUST BAKERY
- ESPIAU'S
- ARUFFO'S ITALIAN
- VILLAGE GRILL
- UBATUBA
- UNION ON YALE
- FINNY'S CRAFTHOUSE
- EUREKA!
- THE BACK ABBEY
- 21 CHOICES
- BLAZE PIZZA
- TUTTI MANGIA
- WALTER'S
- BIRKENSTOCK
- CRÈME BAKERY
- PIZZA N' SUCH
- CHICO'S
- LA PAIN QUOTIDIEN
- O' MY SOLE



FOOD SCENE



EXCLUSIVELY
PRESENTED BY
NICK DAY

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