

FOR SALE

SUGARbuzz

**RESTAURANT
FOR SALE**

Business opportunity

PRESENTED BY
KW COMMERCIAL

**6386 E Santa Ana Canyon Rd,
Anaheim, CA 92807**

Highlights

- Size: 1,217 SQFT
- Price: \$175,000
- Great location with high traffic
- All furniture, fixture, and equipment for sale
- Ample parking
- Second generation restaurant
- Cooking vent
- [Video link](#)

/01



GREAT LOCATION

Proximity to the 91 freeway, El Rancho Middle School, multiple restaurants and shopping centers throughout.

/02

EXCELLENT REVIEWS

Yelp review: 4.5/5
[Link to yelp page](#)



/03

FURNITURE, FIXTURE, EQUIPMENT

All the furniture, fixture, and equipment are for sale. Cooking vent ready for use. It's a perfect opportunity for restaurant owners who are looking for a turnkey restaurant.

TOM GONZALEZ, CPM
Director
tgonzalez@kwcommercial.com
O: (714) 584-2771
C: (714) 726-3007
Lic. 01487226

LING WANG
Commercial Real Estate Advisor
lingwangestates@kw.com
C: (657) 346-7740
Lic. 02145929

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NEARBY TENANTS

- Big Lots
- Canyon Hills Presbyterian Church
- Maruko Orthodontics
- Cream & Sugar
- Orange County Rehab
- Excel Top Nails
- H&R Block
- Pepz Pizza & Eatery

AERIAL MAP

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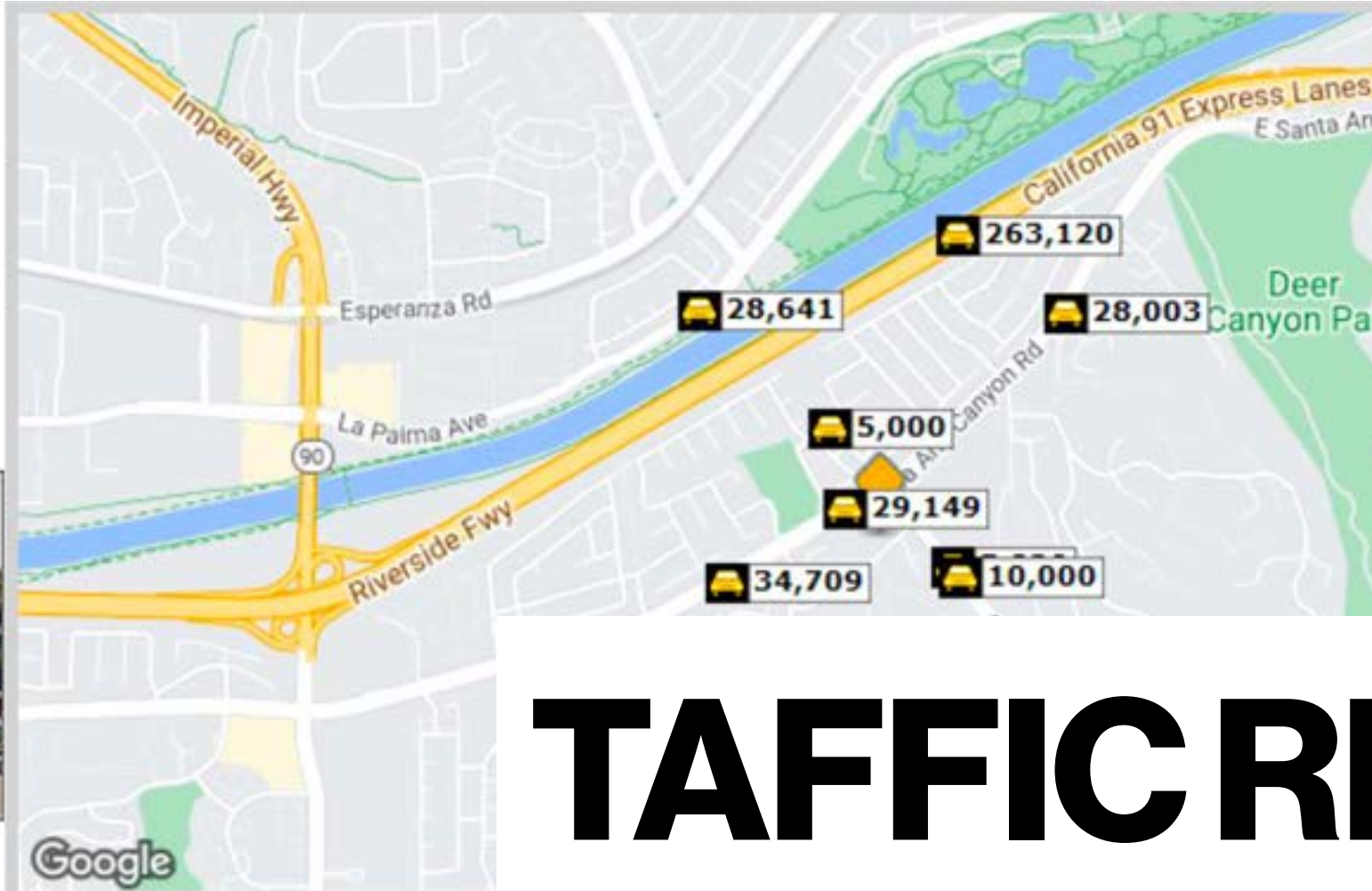
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Building Type: **General Retail**
 Secondary: -
 GLA: **67,528 SF**
 Year Built: **1984**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: -



TAFFIC REPORT

Street	Cross Street	Cross Str Dist	Year	Volume
1 Santa Ana Canyon Rd	Fairmont Blvd	0.10 NE	2022	29,149
2 S Fairmont Blvd	S Willowcreek Ln	0.05 SE	2022	5,820
3 South Fairmont Boulevard	S Willowcreek Ln	0.05 SE	2015	10,000
4 Fairmont Boulevard	Via Alista	0.03 SE	2018	5,000

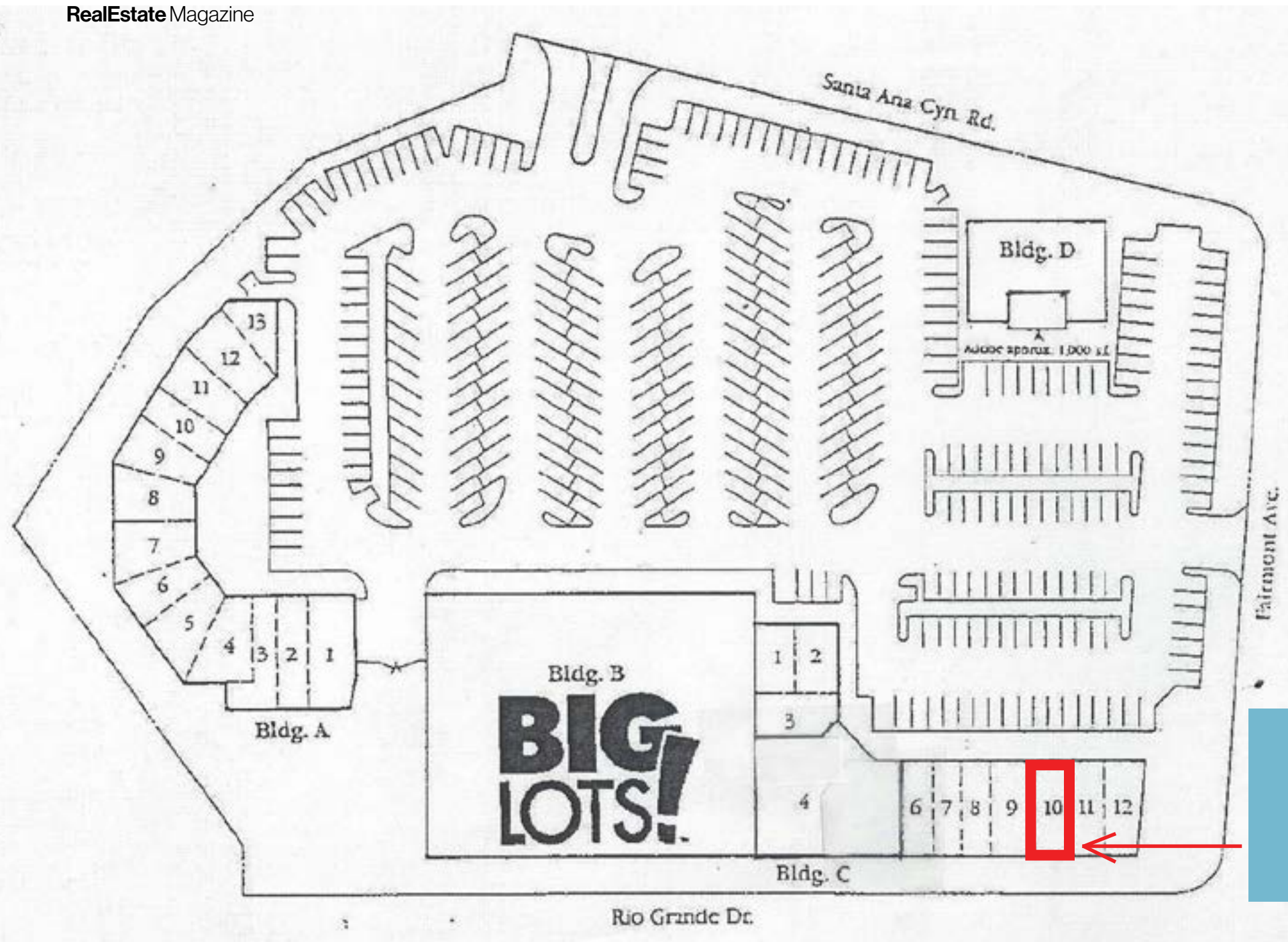
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Site Plan



	BUILDING A	BUILDING B	BUILDING C	BUILDING D	
A-1	1,920 SQ FT	30,000 SQ FT	C-1	1,000 SQ FT	4,190 SQ FT
A-2	1,265 SQ FT		C-2	1,000 SQ FT	
A-3	1,180 SQ FT		C-3	1,000 SQ FT	
A-4	1,360 SQ FT		C-4	5,964 SQ FT	
A-5	1,387 SQ FT		C6-7	1,992 SQ FT	
A-6	1,181 SQ FT		C-8	996 SQ FT	
A-7	1,386 SQ FT		C-9	1,383 SQ FT	
A-8	1,361 SQ FT		C-10	1,217 SQ FT	
A9-11	3,401 SQ FT	C-11	1,107 SQ FT		
A12-13	2,074 SQ FT	C-12	1,180 SQ FT		



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