



SUMMARY

AVAILABLE SF	1636 SF (+ Patio)
LEASE RATE	\$3.35 /SF/month
LOT SIZE	4 ACRES
YEAR BUILT	1997
BUILDING SIZE	3706 SF
MARKET	ELK GROVE



PROPERTY OVERVIEW

This is a turnkey restaurant opportunity with which you can come in and start right away. The restaurant is fully built out at a prime location right next to the Apple Inc campus and numerous upscale Elk Grove communities. It's less than a mile from highway 5 off Laguna Blvd, one of the two main streets in Elk Grove. It's possible to transfer the business or acquire the assets so that you can quickly reopen.

PROPERTY HIGHLIGHTS

- Fully equipped and ready to go
- Additional 1000 SF nice patio to host additional guests
- Huge parking lot and plenty of parking spaces
- Fixture, Furnitures and Equipment for purchase
- Tenant pay NNN in addition to rent
- Right next to Apple Inc Elk Grove campus
- A new university hospital will be built one mile away

CONTACT INFORMATION

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Estimated population	1 mile	3 mile	5 mile
Population	12,000	122,600	254,000
Household Income	\$98K	\$112K	\$110K