



FOR SALE

# San Shi Go Laguna Beach

858 S Coast Hwy, Laguna Beach, CA 92651

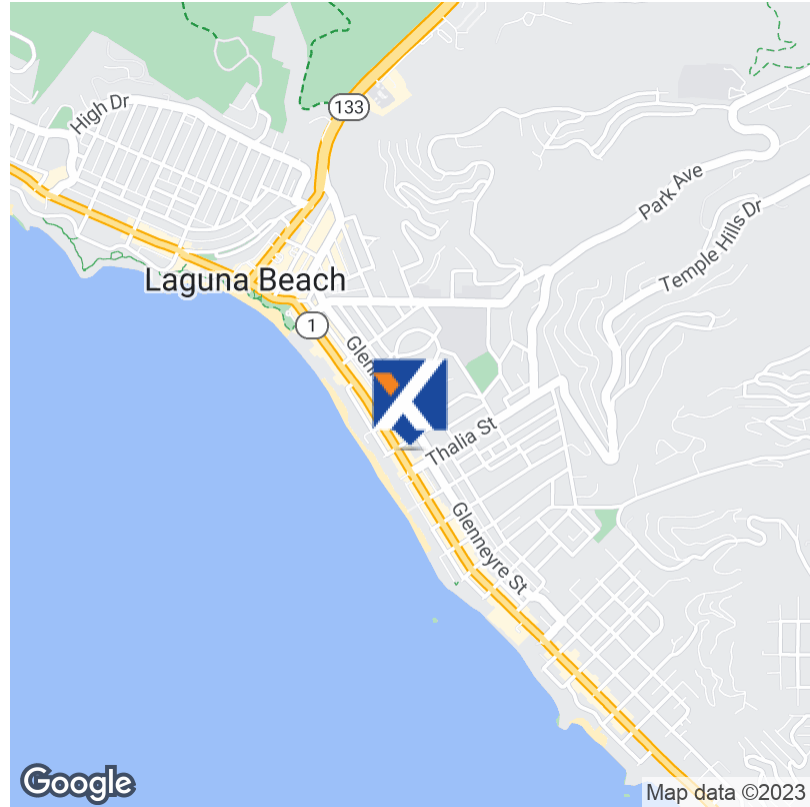
eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

**Take Iga, CBI**

310.339.1734

[takenori.iga@expcommercial.com](mailto:takenori.iga@expcommercial.com)

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## OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	3,742 SF

## PROPERTY OVERVIEW

#1262963  
Area: Laguna Beach  
Asking Price: \$250,000  
Rent: \$16,500  
Security Deposit: \$20,000  
Lease Term: Until July 31st 2027 + (1) 5 years option  
Size: 3,742 sf  
Seating Capacities: 72 (Dining room) + 54 (Patio)  
Liquor License: 47 (On-Sale hard liquor)  
Reason for selling: Business has been closed

This gorgeous, turnkey Japanese restaurant comes with a Type 47 hard liquor license and is available for a tangible asset sale! The base rent is extremely low compared to the fair market value in the area. The restaurant features a beautifully enclosed patio space with a partial ocean view. Moreover, the space boasts a 17-foot hood, a walk-in cooler, and kitchen equipment in great condition. The space can be converted to any type of concept.

## PROPERTY HIGHLIGHTS

- Type 47 hard liquor license
- Enclosed patio space with a partial ocean view

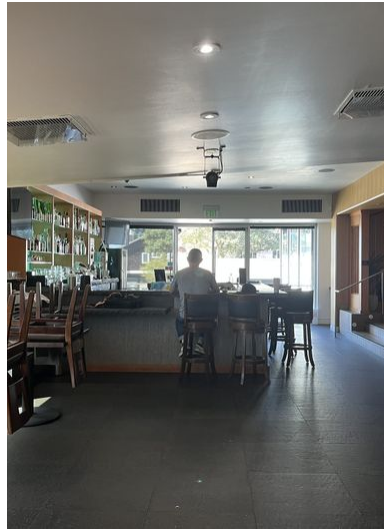
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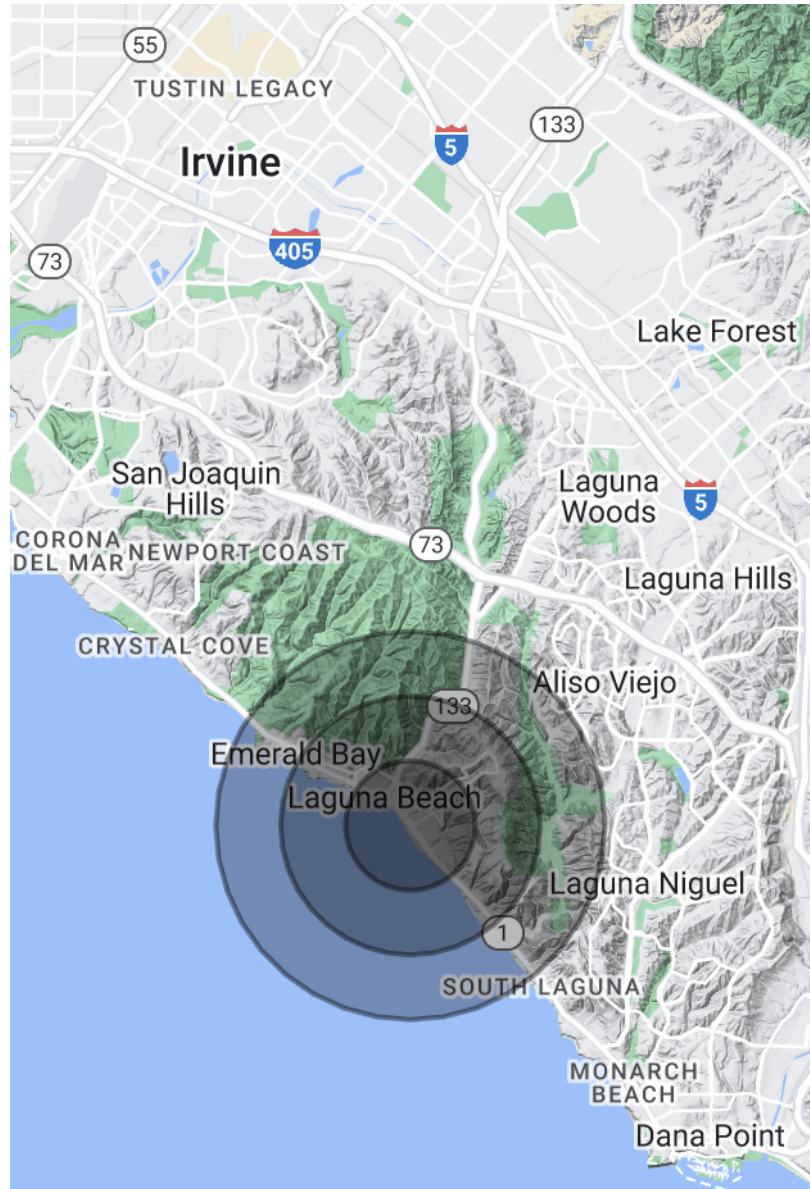
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,861	16,785	22,950
Average Age	52.0	52.4	50.8
Average Age (Male)	50.4	51.9	51.1
Average Age (Female)	52.8	52.6	50.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,897	9,593	12,304
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$145,938	\$167,122	\$172,486
Average House Value	\$1,835,779	\$1,829,023	\$1,777,607
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	6,815	14,909	20,032
% White	86.7%	88.8%	87.3%
Total Population - Black	53	95	127
% Black	0.7%	0.6%	0.6%
Total Population - Asian	177	458	1,107
% Asian	2.3%	2.7%	4.8%
Total Population - Hawaiian	0	0	2
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	5	16	24
% American Indian	0.1%	0.1%	0.1%
Total Population - Other	340	457	549
% Other	4.3%	2.7%	2.4%

\* Demographic data derived from 2020 ACS - US Census



Google

Map data ©2023 Google

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## TAKE IGA, CBI

Commercial Real Estate Agent / Restaurant Broker serving in Los Angeles and Orange County

takenori.iga@expcommercial.com

Direct: 310.339.1734

CalDRE #02112266

## PROFESSIONAL BACKGROUND

Take Iga, CBI, stands out as a skilled Commercial Real Estate Agent and Restaurant Broker with eXp Commercial. Specializing in Landlord and Tenant Representation for commercial leasing, bulk asset, and restaurant sales, as well as residential real estate transactions, Take operates predominantly in the Los Angeles and Orange County regions.

Beyond his prowess in real estate, Take also leads as the Founder and CEO of JRC Advisors, a reputable firm based in Southern California. JRC Advisors is devoted to assisting restaurant owners in the intricate journey of establishing their ventures. Providing expert counsel on obtaining essential licenses and permits, including CUB and Alcohol licenses, the company aligns with a proficient network of professionals, from general contractors and designers to insurance agents, attorneys, and accountants. This collaborative approach ensures a streamlined and cost-effective experience for their clientele.

Armed with a CBI designation from the International Business Brokers Association (IBBA) and a deep understanding of the commercial real estate and restaurant industries, Take Iga offers bespoke solutions. He prides himself on crafting strategies that address the unique needs and objectives of each client.

## EDUCATION

CBI (Certified Business Intermediary)

## MEMBERSHIPS

IBBA (International Business Broker Association)

CABB (California Association of Business Brokers)

### eXp Commercial

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