

# FOR SALE Cypress Turn Key Restaurant – Corner Pad



## Cypress Plaza Katella Ave. @ Knott Ave.

Property Address: 6830 #B Katella  
Cypress, CA 90630

**Key Money:** \$ 425,000.00

### KEY FACTS:

Premises Area: 2,074sf  
Patio Area: 478sf  
Current Rent: \$ 10,553.79/mo.  
Increases: 3% annual  
Current NNN's: \$ 1,177.00/mo.  
Lease Term Expires: 12/30/33  
Option Periods: One (1) x 5 Year Period

### RESTAURANT HIGHLIGHTS

- Fully Equipped Modern Kitchen with Hoods, Grease Interceptor, & FF&E
- Huge Outdoor Private Patio
- Join Top Retailers In the Country
- 1000's of Daily customer traffic
- Change the concept to your own
- Newly Remodeled Improvements

JOIN: **TILLYS**

Comerica Bank

**BevMo!**

**STAPLES**



**ROSS**  
DRESS FOR LESS®



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## SWC Knott Ave. &amp; Katella Ave., Cypress, CA 90630



**STAPLES®**

# BevMo!

**the**  
**Habit**  
**BURGER GRILL**



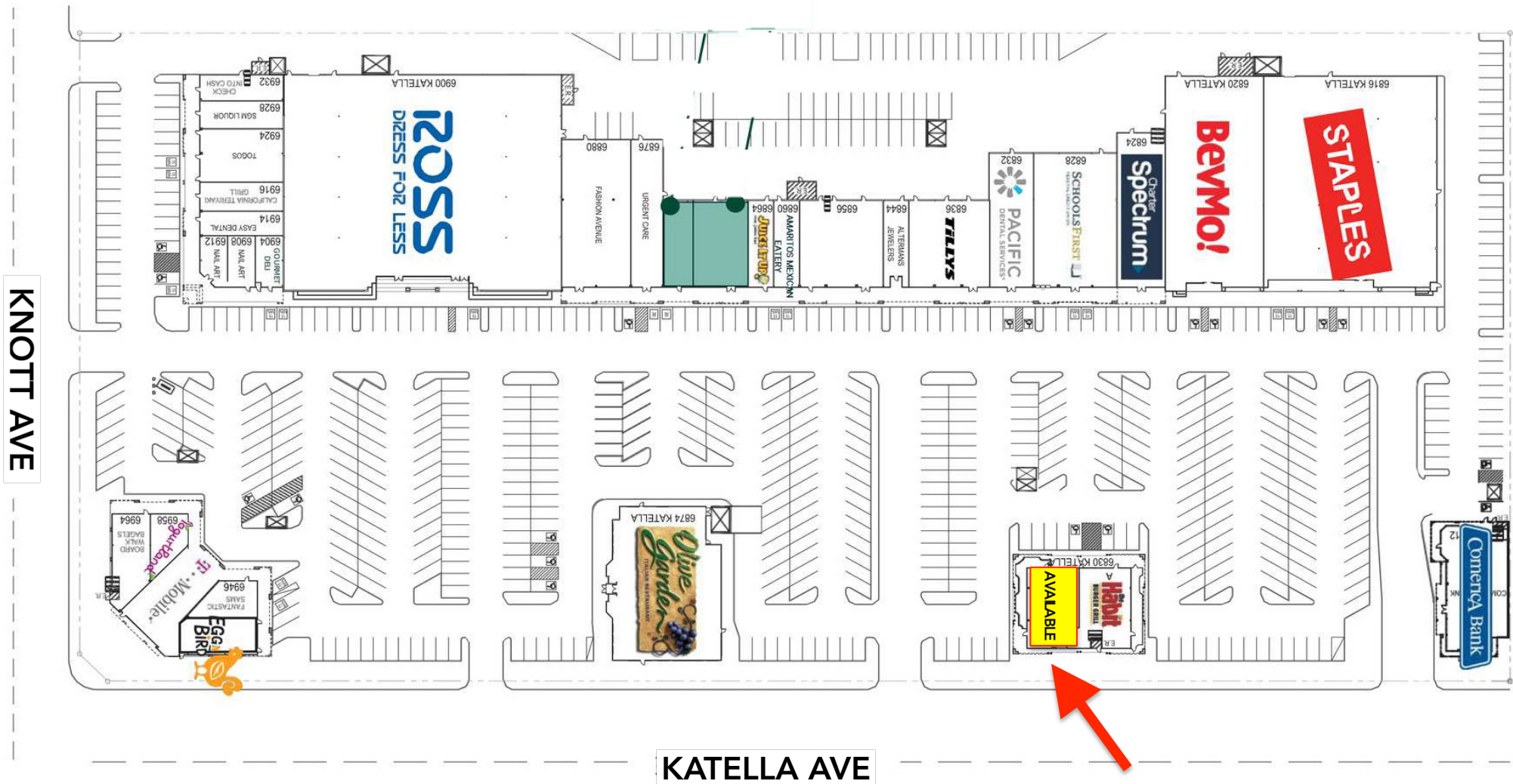
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## Cypress Plaza

SWC Knott Ave. & Katella Ave., Cypress, CA 90630

## Site Plan



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## Cypress Plaza

SWC Knott Ave. & Katella Ave., Cypress, CA 906302

**This** recently remodeled former Supermex Cypress Dine In opportunity is located in a Class "A" Shopping Center with excellent visibility, access, parking, signage, and located in the heart of the City of Cypress at two of the largest major commercial thoroughfares of Katella Ave. and Knott Ave.

The restaurant benefits from the immediate trade areas substantial daytime employment population due to a large amount of nearby office and industrial buildings.

**This** pad dine In opportunity sits on a pad location it shares with The Habit Burger Grill directly on Katella Ave. with excellent visibility, access, parking, with a wrap around patio permitting beer and wine alcohol service. The Take Out store is located in the centers middle with head on sight lines from the centers main entrance.

Anchor tenants and regional draws at the intersection include **Target**, **Ross**, **Staples**, **Bev Mo!** and **Smart & Final Extra**.



### 2018 DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	5,750	265,060	660,865
Avg. HH Income	\$96,993	\$90,163	\$92,000
Daytime Population	13,269	72,537	223,610



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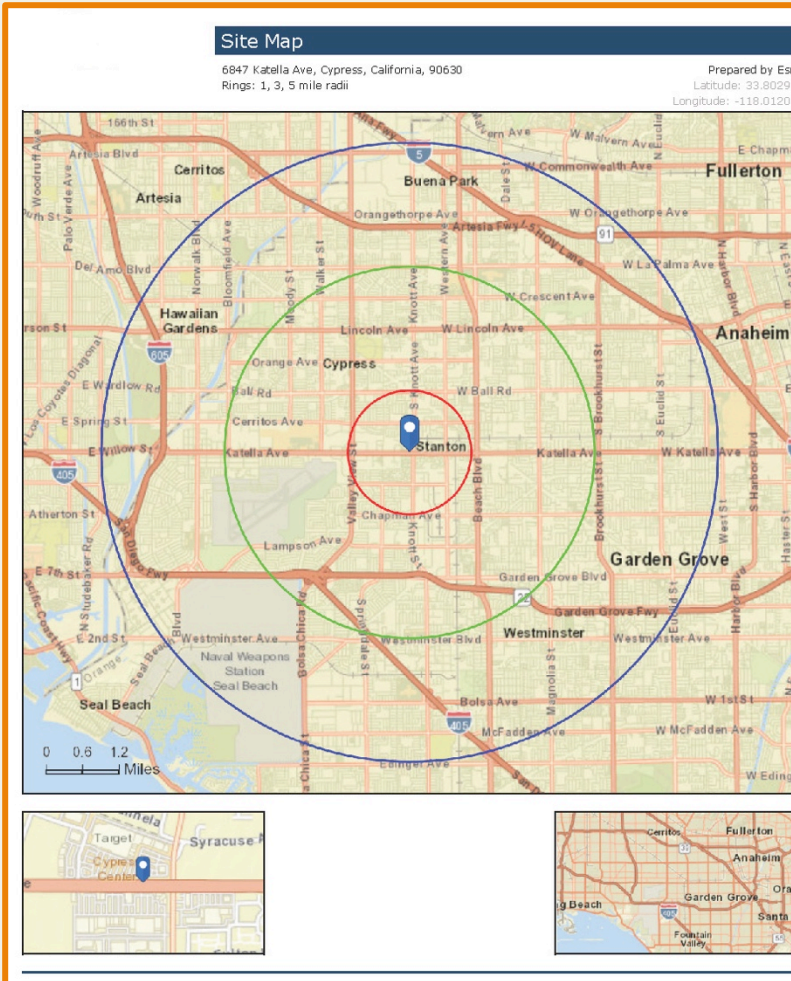
## Cypress Plaza Trade Area & Area Map

SWC Knott Ave. & Katella Ave., Cypress, CA 906302

**This** recently remodeled former Supermex Cypress Dine In opportunity is located in a Class "A" Shopping Center with excellent visibility, access, parking, signage, and located in the heart of the City of Cypress at two of the largest major commercial thoroughfares of Katella Ave. and Knott Ave.

Both restaurants benefit from the immediate trade areas substantial daytime employment population due to a large amount of nearby office and industrial buildings.

**The** Dine In Pad is shared with The Habit located directly out on Katella Ave. with excellent visibility, access, parking, with a wrap around patio permitted alcohol service. Anchor tenants and regional draws at the intersection include **Target, Ross, Staples, Bev Mo! Olive Garden,** and **Smart & Final Extra.**



### TRAFFIC COUNT

KNOTT AVENUE	33,000 CPD
KATELLA AVENUE	29,000 CPD



# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property or Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 the Seller's exclusive agent ("Broker") in connection with the sale of the Business. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity. The information contained herein is for reference only. The information contained herein was obtained by third parties, and real estate brokers have not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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