

# Turnkey Freestanding Restaurant For Lease

5633 Lincoln Ave., Cypress CA 90620



## Neighboring Tenants:



Linnard Lane, President  
DRE# 00805179  
Corp DRE# 02179446

Linnard@hightouchgrp.com  
(310) 806-9380 (o)  
(510) 612-7111 (cell)



High Touch Properties Inc.  
12100 Wilshire Blvd., 8th Fl.  
Los Angeles, CA 90025

5633 Lincoln Ave., Cypress CA 90620



## THE DETAILS

### FOR LEASE:

**Monthly Rent:** \$ 5,500.00 (3% annual Increases)  
**NNN/Mo.:** \$ 1,000.00

### Lease Term & Options

**Term:** 5 years, 10 years preferred  
**Options:** One 5 Year Option Period  
(FMV with 3% min/15% max  
in the Adjustment Year)  
3% annual increases thereafter

**Size** Approx. 1,200 Sq. Ft.

### Highlights & Features

- Fully Equipped modern Kitchen with 2 Type 1 Hoods, Walk-In Refrigerator in Kitchen 1,000 gallon grease interceptor. Available FF&E (lessee to maintain\* - NO KEY MONEY).
- Convenient access to 91 Freeway & Beach Blvd
- Tenants nearby include: Marshalls, Home Goods, Albertsons, CVS, Starbucks and more...
- Adjacent to Cypress College (over 16,000 students)
- Traffic Counts: Valley View: 41,000 cars per day | Lincoln Ave.: 29,000 cars per day
- Great For a Number of Restaurant Uses

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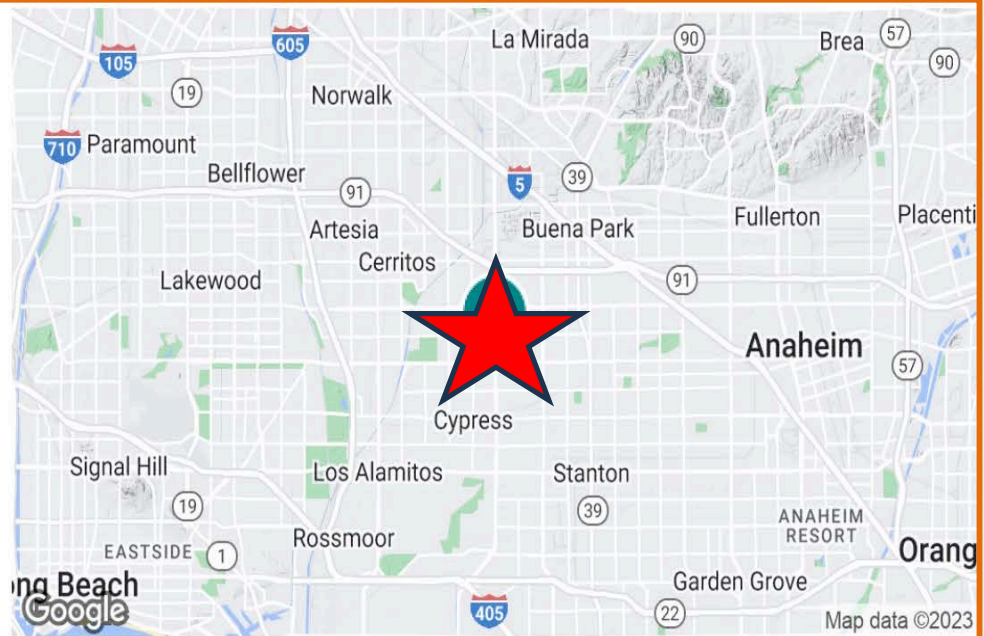
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**Map & Demographics**



**PROPERTY DESCRIPTION**

This rare freestanding approx 1,200 fast food building is near the intersection of Valley View and Lincoln Blvd., just a short walk from Cypress College, Starbucks, Home Depot, Marshall's and a host of some of the country's best retailers. The property features a fully fixtured kitchen with two (2) Type 1 hoods, a Walk-In refrigerator, grease interceptor, 3 compartment sink among other great buildouts and equipment. The location possess high street visibility, prominent signage, and ample onsite parking.

Ideal Space For any type of restaurant. No Key Money required!

**OFFERING SUMMARY**

Lease Rate:	\$5,500 /month
Available SF:	Approx. 1,200 SF
Building Size:	Approx. 1,200 SF

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	9,313	71,510	176,521
Total Population	29,294	230,308	579,487
Average HH Income	\$81,674	\$84,120	\$82,245

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# Map & Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,294	230,308	579,487
Average age	37.1	36.9	36.5
Average age (Male)	35.7	35.7	35.3
Average age (Female)	37.6	37.8	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,313	71,510	176,521
# of persons per HH	3.1	3.2	3.3
Average HH income	\$81,674	\$84,120	\$82,245
Average house value	\$493,489	\$512,115	\$530,524

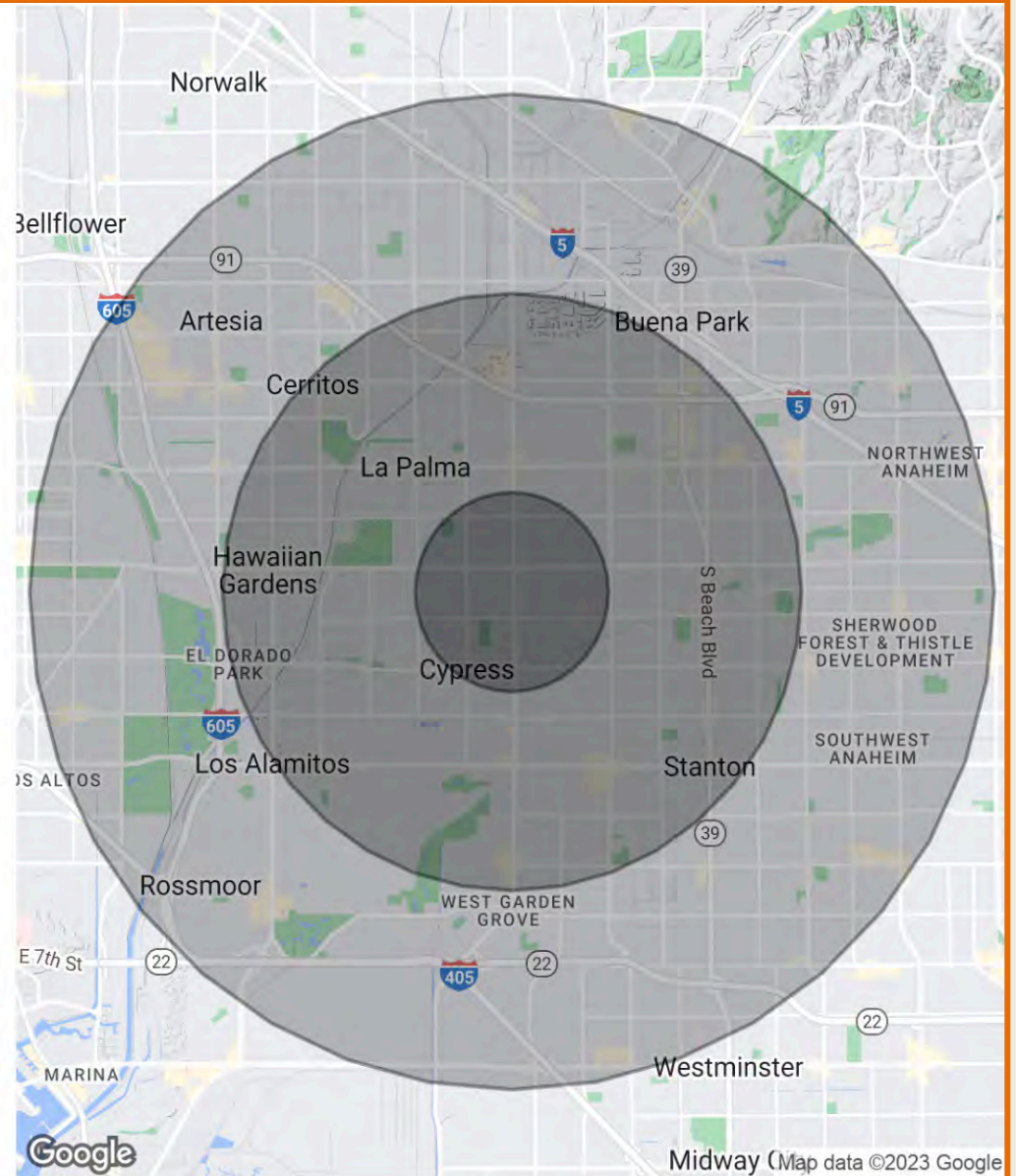
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.8%	28.5%	33.0%

RACE	1 MILE	3 MILES	5 MILES
% White	51.2%	49.6%	48.0%
% Black	3.5%	3.8%	3.8%
% Asian	30.1%	29.0%	28.0%
% Hawaiian	2.1%	0.6%	0.5%
% Other	8.8%	13.0%	15.9%

### TRAFFIC COUNTS

Lakeshore Dr	39,671/day
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\* Demographic data derived from 2020 ACS - US Census



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Dining Area



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Front & Rear Kitchen Area





## 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 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 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. 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 or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has 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. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

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" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets 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, architectural, 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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