

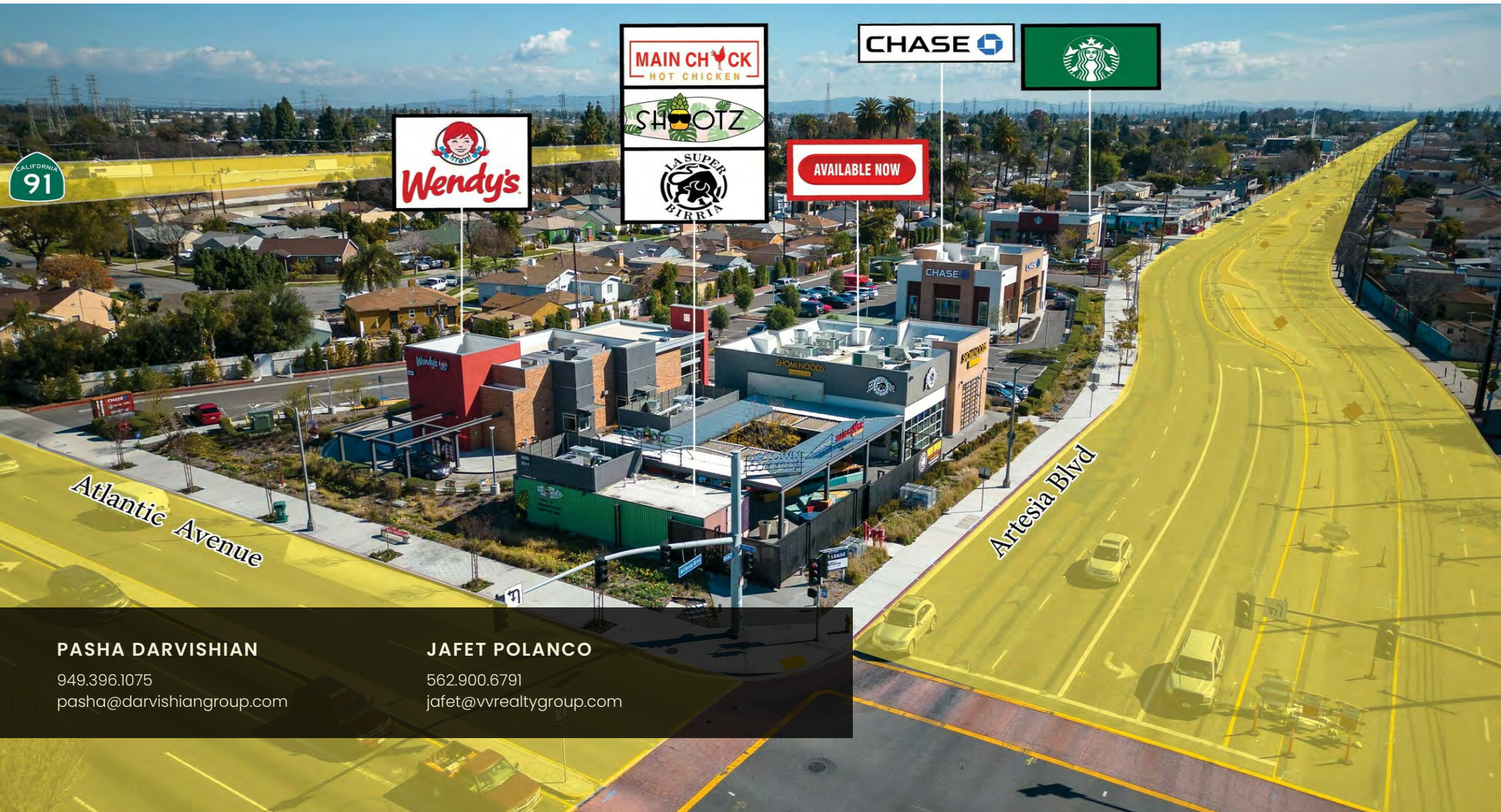


**DARVISHIAN GROUP**

| Real Estate Investment Services

# RESTAURANT FOR LEASE UPTOWN COMMONS

625 E. Artesia Blvd, Long Beach, CA 90805



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625 E. Artesia Blvd, Long Beach, CA 90805

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Welcome to Uptown Commons, the vibrant Long Beach neighborhood retail center located on the corner of Artesia Boulevard and Atlantic Avenue. We are pleased to offer a fully built-out turn-key restaurant space for lease that spans 1,250 square feet, complete with indoor and outdoor seating areas.

This restaurant space is fully equipped and ready for you to move in and start operating. You'll find ample space for all your kitchen equipment and storage needs. The space also features a common area grease trap, essential for restaurants to maintain their operations efficiently.

The restaurant space boasts a modern, chic interior design that will attract customers. The indoor seating area can comfortably accommodate a large number of diners. The outdoor seating area is perfect for those who want to enjoy their meals in the fresh air and natural surroundings.

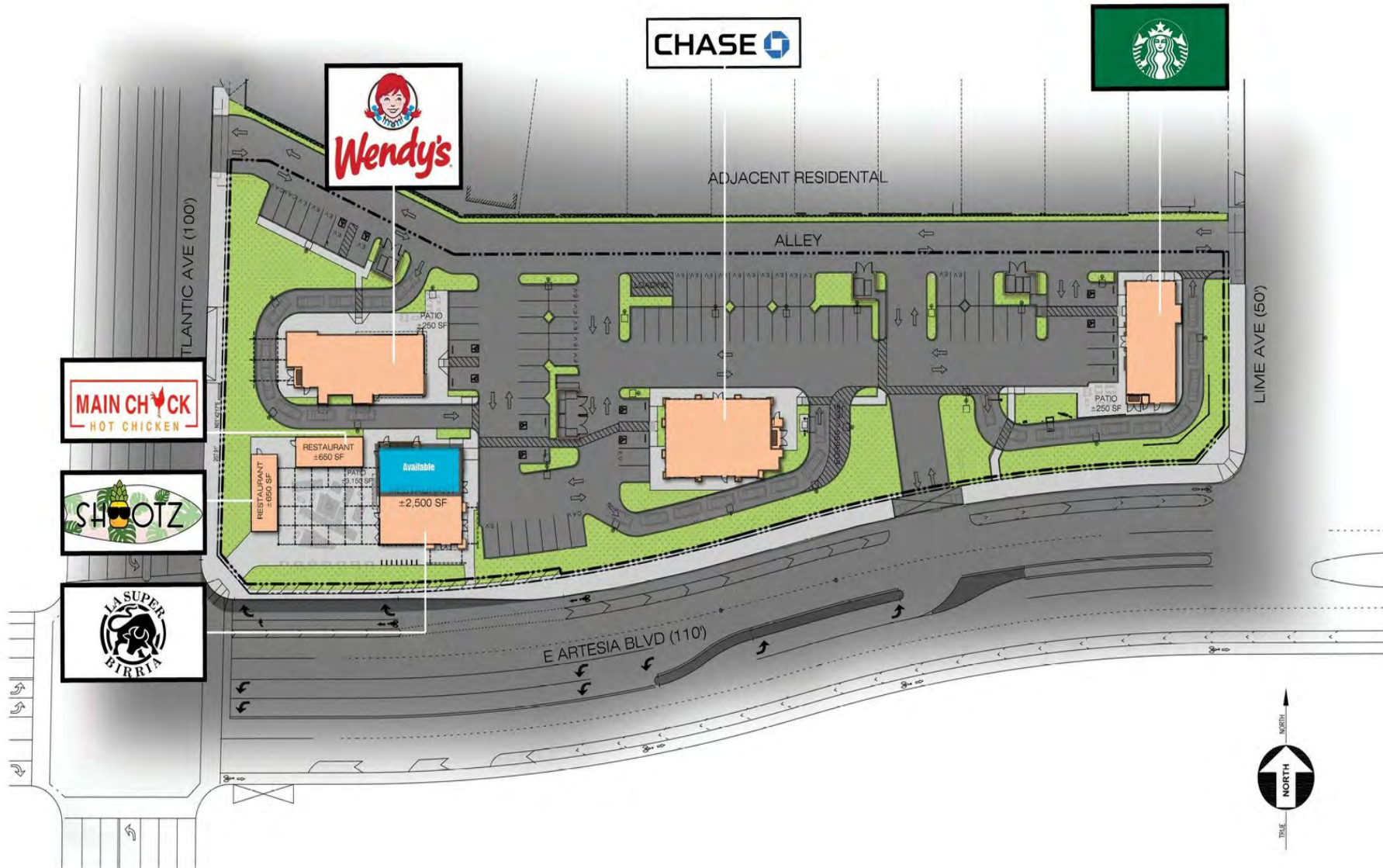
### HIGHLIGHTS & FEATURES

- Highly successful and unique location for restaurant operators
- Turn-key second-generation restaurant space available
- Excellent signage available from three vantage points
- Large shared patio included, in addition to the exclusive dining room
- Join tenants such as Starbucks, Chase Bank, Wendy's, Shootz, Main Chick Hot Chicken, and many more
- High-traffic intersection with over 50,000 VPD
- Conveniently located right off the 710 and 91 Freeway
- Proximity to Jordan High School, with 2,240 students
- A New Long Beach City College location is coming soon nearby



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## SITE PLANS







625 E. Artesia Blvd, Long Beach, CA 90805

## ADDITIONAL PHOTOS







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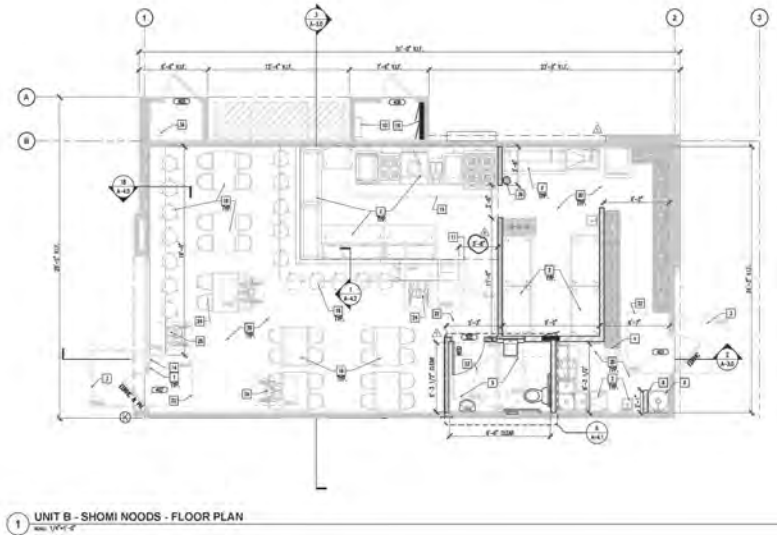






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## PROPERTY DESCRIPTION



### INTERIOR DESCRIPTION

As you step inside this 1,250-square-foot turn-key restaurant, you are immediately greeted by the warm and inviting open kitchen area. The dining room is tastefully decorated with soft colors, wood finishes, and comfortable seating for up to 46 people.

To the left of the entrance, you will find bar seating with 18 bar seats and a sleek, modern design. Continuing into the restaurant features multiple prep tables, two refrigerators, a freezer, a dishwasher, and an oven, among other equipment included in the lease. The kitchen is meticulously organized and well-maintained, with stainless steel appliances and ample storage space for supplies and ingredients. Adjacent to the kitchen is a private restroom, which is clean and well-lit, with modern fixtures and finishes.

The estimated cost for TI Improvements, excluding shell work, amounted to approximately \$350,000, with additional soft costs for architectural, structural, and MEP plans. The total cost of TI was roughly \$400,000. Furthermore, the lease includes equipment from the previous tenant, which amounted to around \$35,000. In summary, the total cost of completed improvements, in addition to shell construction costs, amounts to approximately \$450,000.





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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	1,250 SF	Lease Rate:	\$6.00 SF/month

### AVAILABLE SPACES

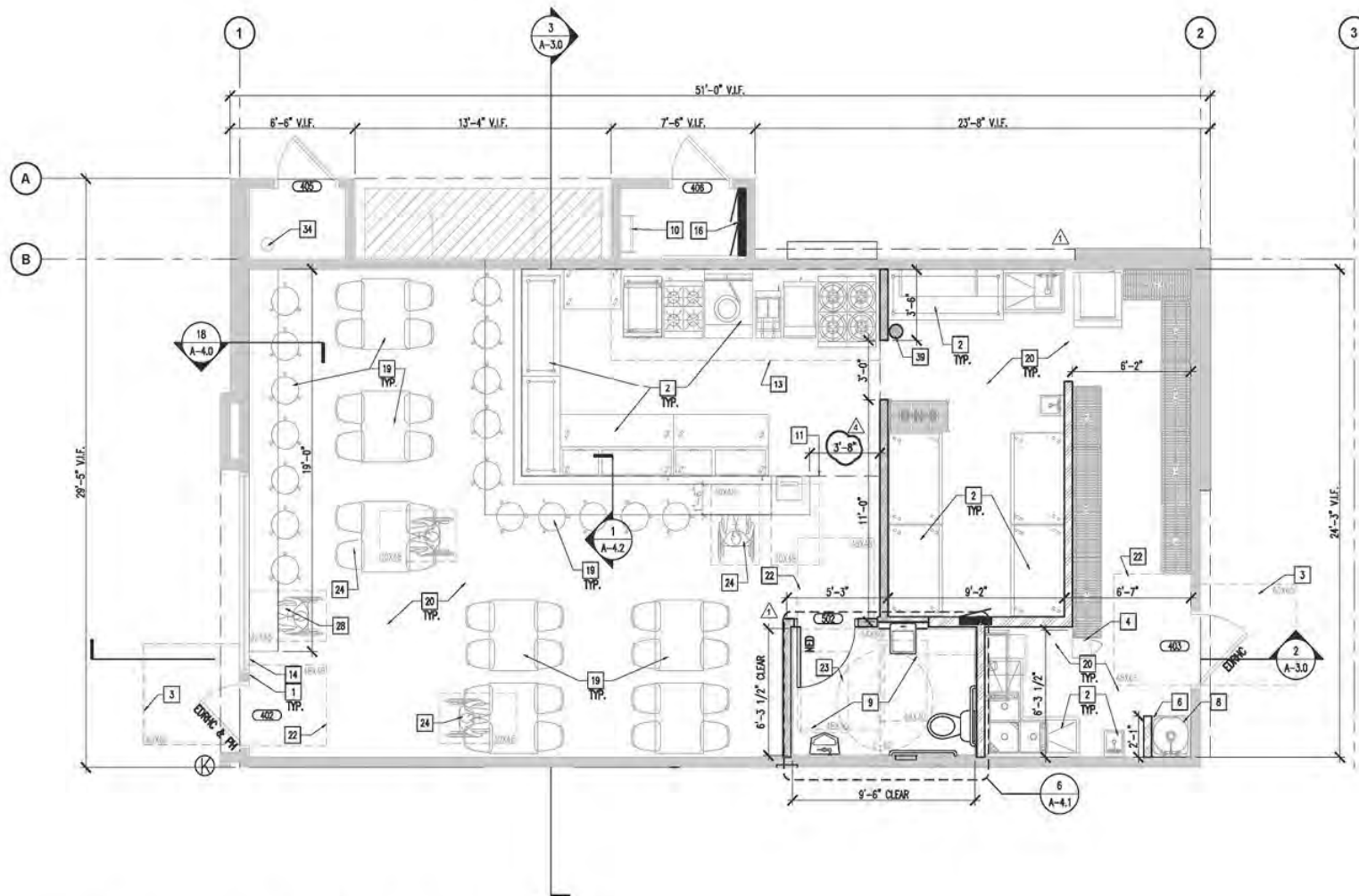
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
625 E. Artesia Blvd	Available	1,250 SF	NNN	\$6.00 SF/month	Fully built-out restaurant space





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## FLOOR PLANS



1 UNIT B - SHOMI NOODS - FLOOR PLAN  
SCALE: 1/4"=1'-0"





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## PROPERTY DETAILS

Lease Rate

\$6.00 SF/MONTH

### LOCATION INFORMATION

Building Name	Uptown Commons
Street Address	625 E. Artesia Blvd
City, State, Zip	Long Beach, CA 90805
County	Los Angeles

### BUILDING INFORMATION

Building Size	11,437 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2020
Gross Leasable Area	1,250 SF
Construction Status	Existing

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant

### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Power	400 Amps, 3-Phase
HVAC	2 HVAC units - (1) 5-ton (1) 3-ton (1) Make-up air unit
Plumbing	1500 Grease Interceptor, shared 3" Water meter, 3" CW to POC and 2.5" after POC 2.5" gas line to POC and 2" gas line after POC 4" GW 4" waste line

### COMMON AREA

Common Area	\$3.00 SF/MONTH
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# PROPERTY DETAILS

CAM Breakdown	\$3.00 SF/MONTH
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## SERVICES PROVIDED

Approximate Monthly CAM	\$3,830
Annual	\$45,968

## CAM SERVICES

CAM Services Provided by Landlord

- License
- Grease Trap
- Landscape
- Building Repairs
- Lighting
- Gen Maintenance
- Roofing
- Food Court Porter & Supplies
- Parking Lot Repairs
- Plumbing
- Signage
- Steam Clean
- Sweeping
- Trash
- Security
- Fire Monitoring
- Irrigation Water
- Building Electricity
- Electricity
- Property Insurance
- Liability Insurance
- Property Taxes
- Management and Admin





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## EQUIPMENT LIST

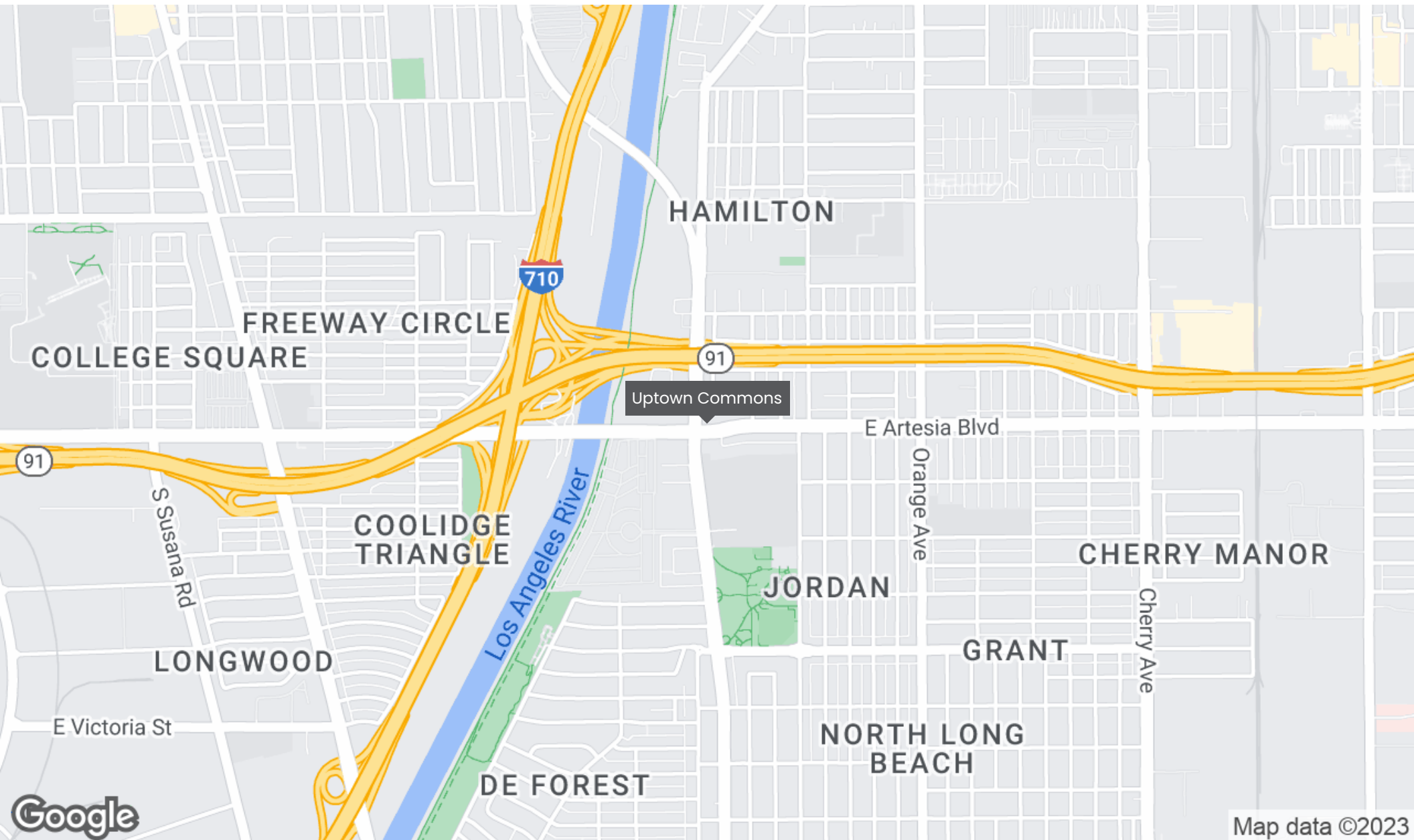
Brand	Model	Description	Quantity	MSRP	Value
GSW	WT-EE2460	Economy Stainless Steel Worktable 60x24	2	\$279	\$557
Atosa	MPF8202GR	Refrigerated Counter, Pizza Prep Table 93"	1	\$3,984	\$3,984
Atosa	MPF8201	Refrigerated Pizza Prep Table 44"	1	\$2,903	\$2,903
American Range	AR-4	4 Burner w Standard Oven	1	\$1,858	\$1,858
Pitco	35C+	Stainless Steel Floor Fryer	1	\$1,341	\$1,341
GSW	WS-WI448	Wall Shelf 14x48	2	\$90	\$180
Everest	ESR2	Reach In Refrigerator	1	\$3,705	\$3,705
Atosa	MBF8507GR	Bottom Mount Two Door Reach In Refrigerator	1	\$3,249	\$3,249
Atosa	MBF8503GR	Bottom Mount Two Door Reach In Freezer	1	\$4,164	\$4,164
true	T-49G-HC-FGD01	Two Section Reach In Refrigerator	1	\$6,758	\$6,758
CMA	L-IX	Under Counter Dishwasher	1	\$4,691	\$4,691
GSW	ES-S3024	Stainless Steel Equipment Stand w/ Upturn	1	\$339	\$339
GSW	EE-3072	Worktable	1	\$449	\$449
<b>Total</b>					<b>\$34,177</b>





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## REGIONAL MAP

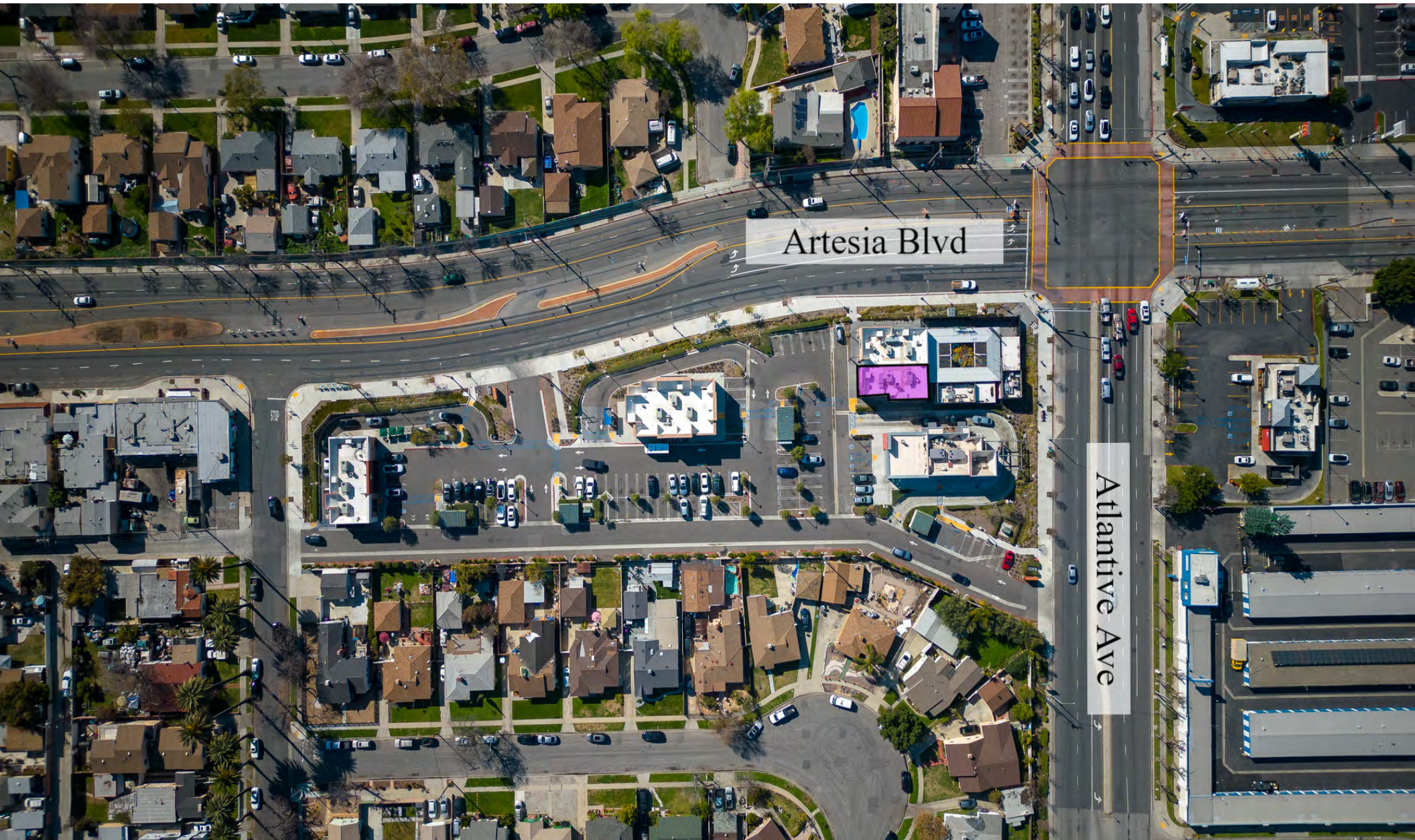






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## LOCATION MAP







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## LONG BEACH, CA



### LOCATION DESCRIPTION

Long Beach, CA, is a vibrant coastal city with an ideal location for businesses seeking to thrive in a diverse and bustling community. With a population of approximately 469,000, Long Beach is the seventh most populous city in California, and its residents represent a broad range of cultures and backgrounds.

One of Long Beach's biggest draws for the restaurant industry is its thriving tourism industry, with over 6.5 million visitors annually. This influx of visitors provides a steady stream of potential business customers, especially restaurants. Long Beach's demographic makeup is diverse, with a median age of 34 years and a median household income of \$62,000. The city is home to many young professionals, college students, and families, providing a varied customer base for restaurants to target.

The city is also home to many large companies, such as Boeing, Mercedes-Benz, and Molina Healthcare, providing ample opportunity for corporate catering and lunch business. Long Beach's culinary scene is a melting pot of different cuisines, with many successful and innovative restaurants operating throughout the city. Long Beach's culinary offerings are sure to please any palate, from traditional Mexican and Japanese restaurants to trendy gastropubs and farm-to-table eateries.

With its diverse population, strong tourism industry, and thriving business sector, Long Beach, CA, provides an ideal location for restaurants seeking to establish themselves in a dynamic and rapidly growing market.



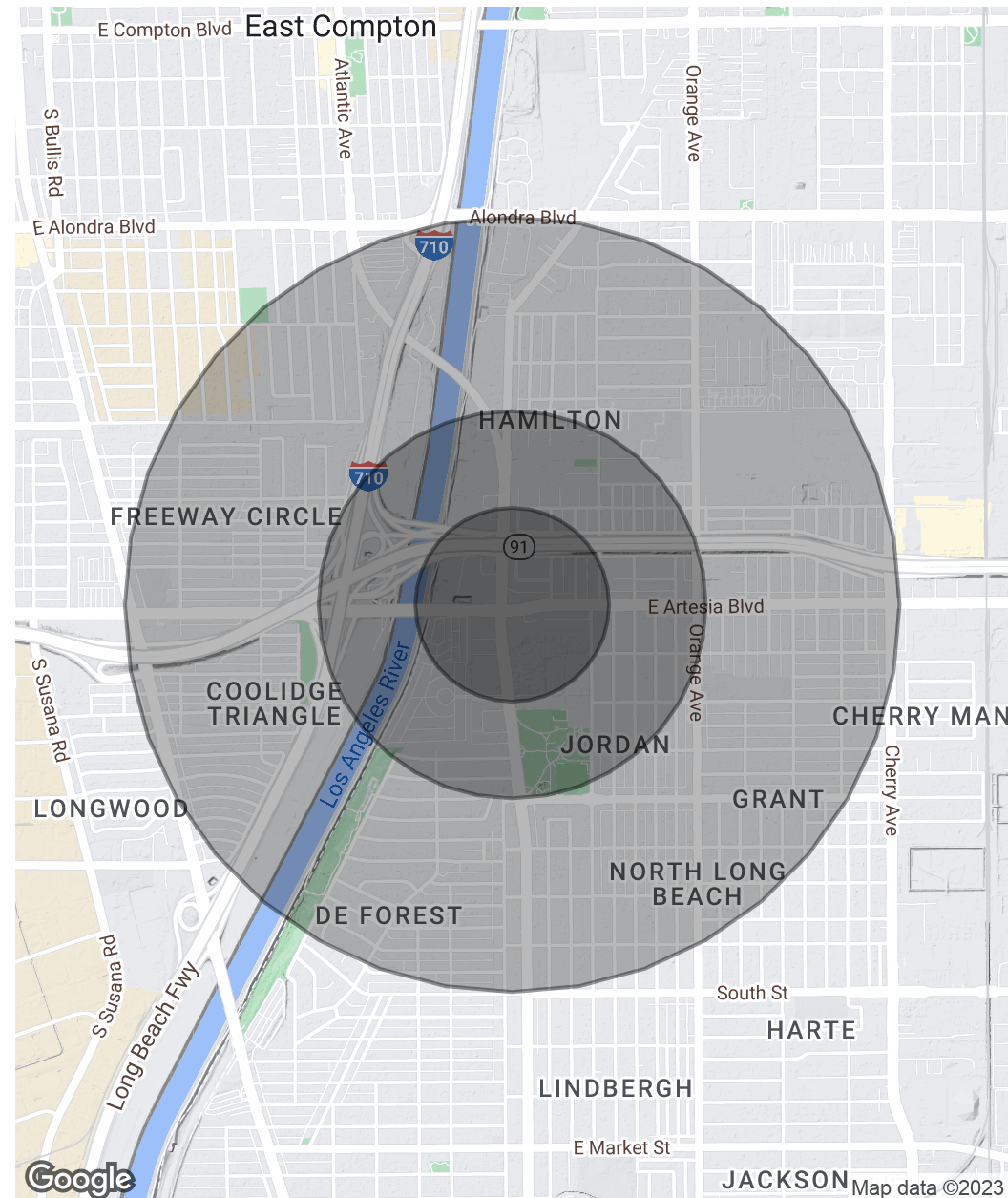
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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,990	8,000	39,095
Average Age	32.6	33.7	33.6
Average Age (Male)	32.9	35.1	32.7
Average Age (Female)	31.3	31.8	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	567	2,299	10,840
# of Persons per HH	3.5	3.5	3.6
Average HH Income	\$64,144	\$63,857	\$70,920
Average House Value	\$244,655	\$285,352	\$375,698

\* Demographic data derived from 2020 ACS - US Census







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## MEET THE TEAM



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