

# TURNKEY RESTAURANT OPPORTUNITY

555 W Main St Alhambra, CA

*district*  
REALTY GROUP

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## SUMMARY

District Realty Group, is pleased to present the opportunity to acquire a turnkey 1,250 SF restaurant along prime Main Street in Alhambra. Recently remodeled with a 13+ ft hood, modern buildout, and efficient layout ready for immediate operation. Offered at \$5,000/month (NNNs included) with long-term lease available. Abundant on-site and street parking, strong foot traffic, and high-visibility signage. Steps from Edwards Cinema, Lunasia, 85°C Bakery, Denny's, and other major dining and retail anchors. Rare opportunity in one of SGV's most active restaurant corridors.

## FEATURES AND HIGHLIGHTS

- Outdoor patio seats approximately 25–30 guests
- Indoor dining, bar seating, and full commercial kitchen
- Sports bar infrastructure with multiple TVs
- ADA-compliant restroom(s)
- Rear access and storage
- Nearly 12 years of operating history
- Prime Washington Blvd frontage
- Dense surrounding residential and office population
- Fully equipped kitchen with hood system
- Active beer & wine license service infrastructure in place
- Valuable, permitted outdoor patio (rare in this size class)
- Ideal footprint for a wide range of casual dining concepts

## SPECIFICATIONS

### ADDRESS

555 W Main St A, Alhambra, CA 91801

### ASKING PRICE

\$140,000 Or Best Offer

### CURRENT RENT

\$5,000/Month (Including NNNs)

### LEASE TERM

Assignment OR New Lease To Be Negotiated

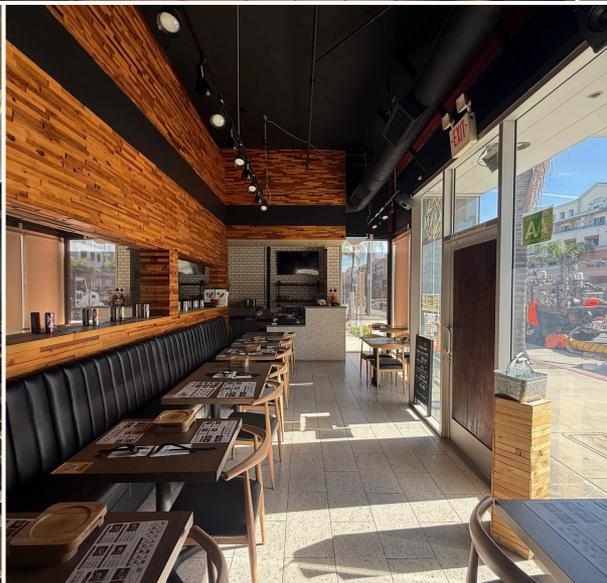
### INTERIOR SIZE

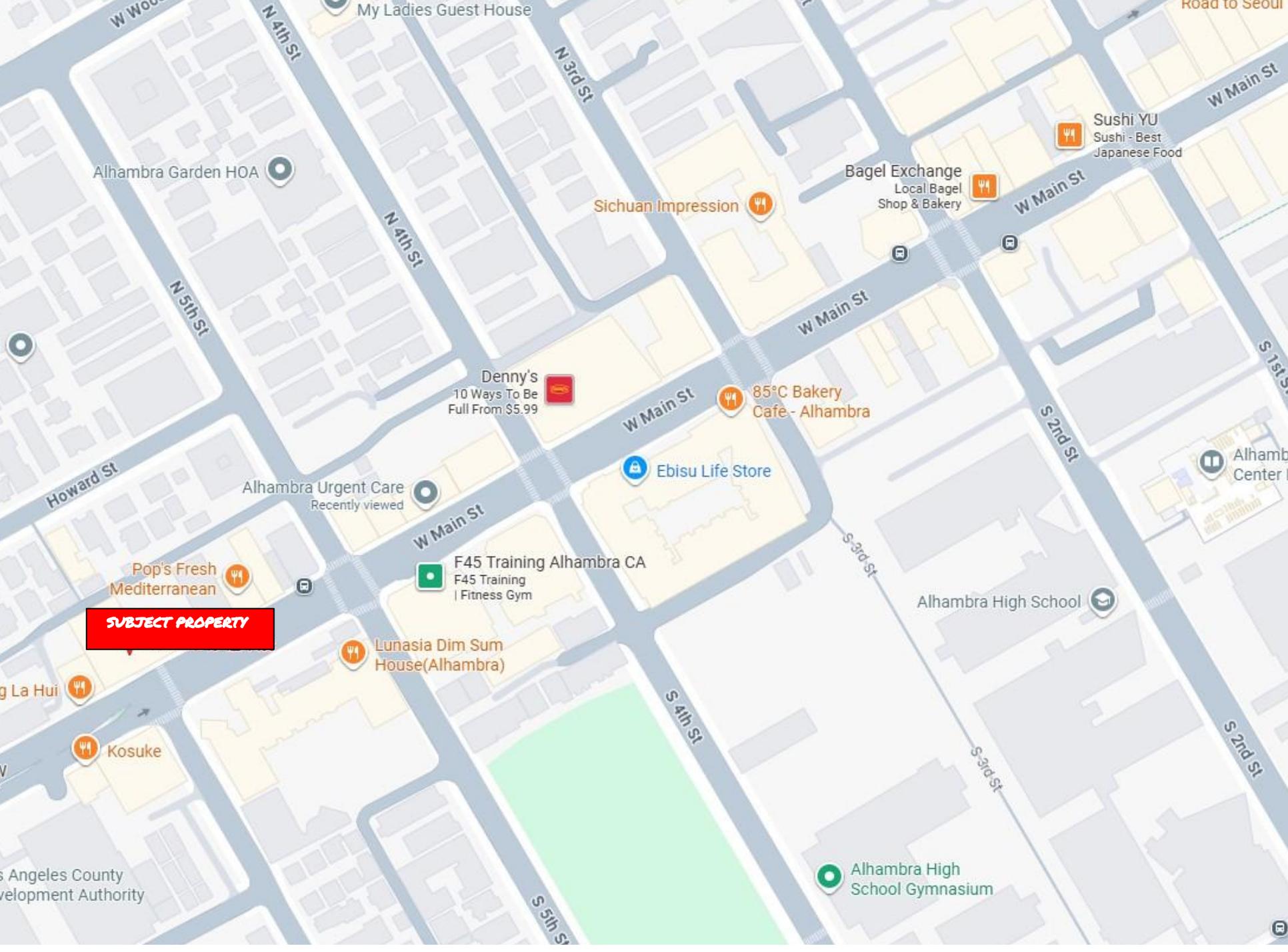
1,250 +/- SF\* + Patio Seating

### AVAILABILITY

Immediately

\*All dimensions are approximate and independently verified. Buyer and Brokers must verify all information.





Road to Seoul

My Ladies Guest House

Sushi YU  
Sushi - Best Japanese Food

Bagel Exchange  
Local Bagel Shop & Bakery

Sichuan Impression

Alhambra Garden HOA

Denny's  
10 Ways To Be Full From \$5.99

85°C Bakery  
Cafe - Alhambra

Ebisu Life Store

Alhambra Urgent Care  
Recently viewed

F45 Training Alhambra CA  
F45 Training | Fitness Gym

Alhambra High School

Pop's Fresh Mediterranean

**SUBJECT PROPERTY**

Lunasia Dim Sum House(Alhambra)

Kosuke

Alhambra High School  
School Gymnasium

Los Angeles County  
Development Authority



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