



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RESTAURANT ASSET SALE AND SUBLEASE

233 N. Maclay Ave., San Fernando, CA 91340



VANESSA CEBALLOS
(818) 514-3393 | vanessa@illicre.com
DRE#02037652



RESTAURANT ASSET SALE
SAN FERNANDO, CA



EXCLUSIVELY LISTED BY

VANESSA CEBALLOS
ASSOCIATE

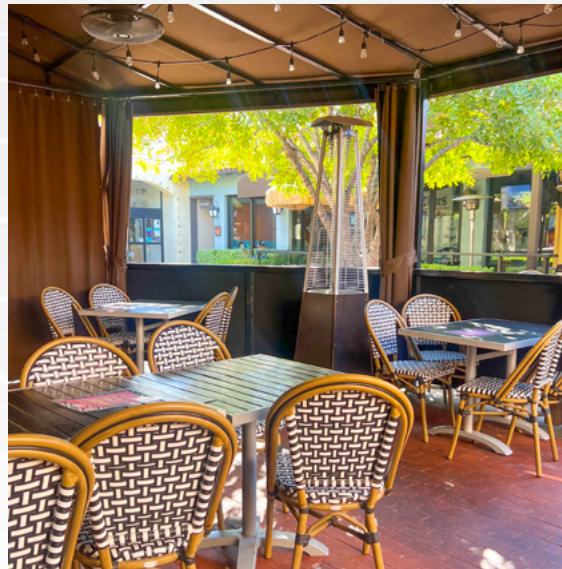
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

233 N. Maclay Ave., San Fernando, CA 91340







APPROX. 1,036 SF

RESTAURANT ASSET SALE AND SUBLEASE

- ✓ \$100,000 key money
- ✓ Beer & wine license included
- ✓ Restaurant name and concept available for purchase
- ✓ Gorgeous patio Included in sale
- ✓ Meticulously maintained plaza with courtyard
- ✓ Great tenant mix
- ✓ Parking available on a first come first serve basis
- ✓ Lot's of street and public parking lots available nearby

AREA AMENITIES

- ✓ In the heart of desirable main street
- ✓ Minutes away from the Courthouse
- ✓ Lots of vehicle and pedestrian traffic
- ✓ Private city with it's own Police Department
- ✓ Close proximity to 5, 118 and 210 fwys

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,937	213,341	434,730
 Avg. HH Income	\$87,808	\$92,827	\$94,577
 Daytime Pop	27,735	191,125	401,799
 Traffic Count	± 18,704 CPD ON MACLAY ST		

AVAILABLE



AERIAL MAP



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