

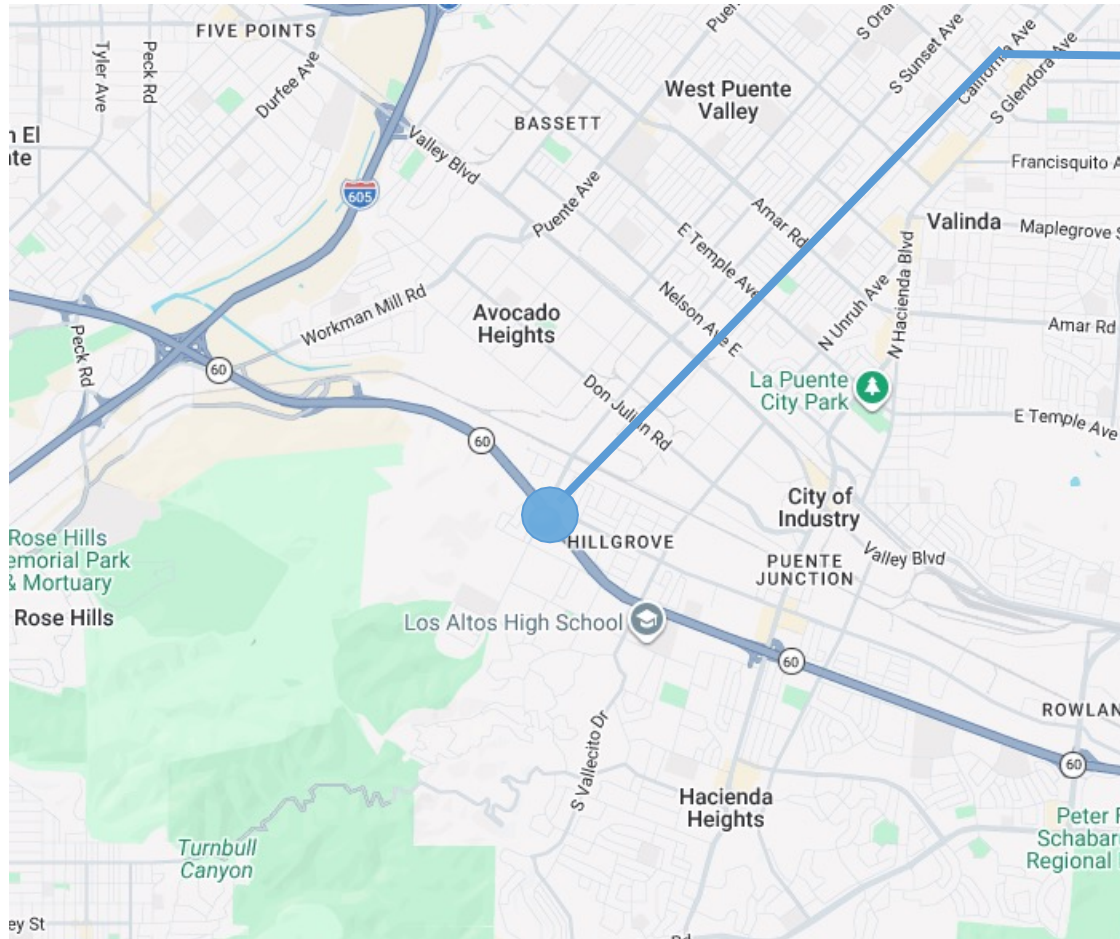
4,534 SF 2nd Gen Restaurant Building
31,360 SF Parcel
For Sale, Lease, or Ground Lease

1150 S 7th Avenue
Hacienda Heights, CA 91745



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Property Highlights:

- Rare 4,534 SF freestanding 2nd generation restaurant
- Freeway visible and large freeway pylon sign
- Located off the 60 Freeway and 7th Ave on/off ramp
- Existing restaurant with kitchen buildout
- Huge parking field
- Great daytime population with over 59,000 employees in a 3-mile radius
- Building lease or ground lease ok

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	10,711	42,907	117,576
AHH Income	\$127,984	\$136,373	\$131,780



TERRY BORTNICK
888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com