

1170 Baker St.
COSTA MESA, CA 92626
BUSINESS ASSET SALE



OFFERING MEMORANDUM



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Area Highlights



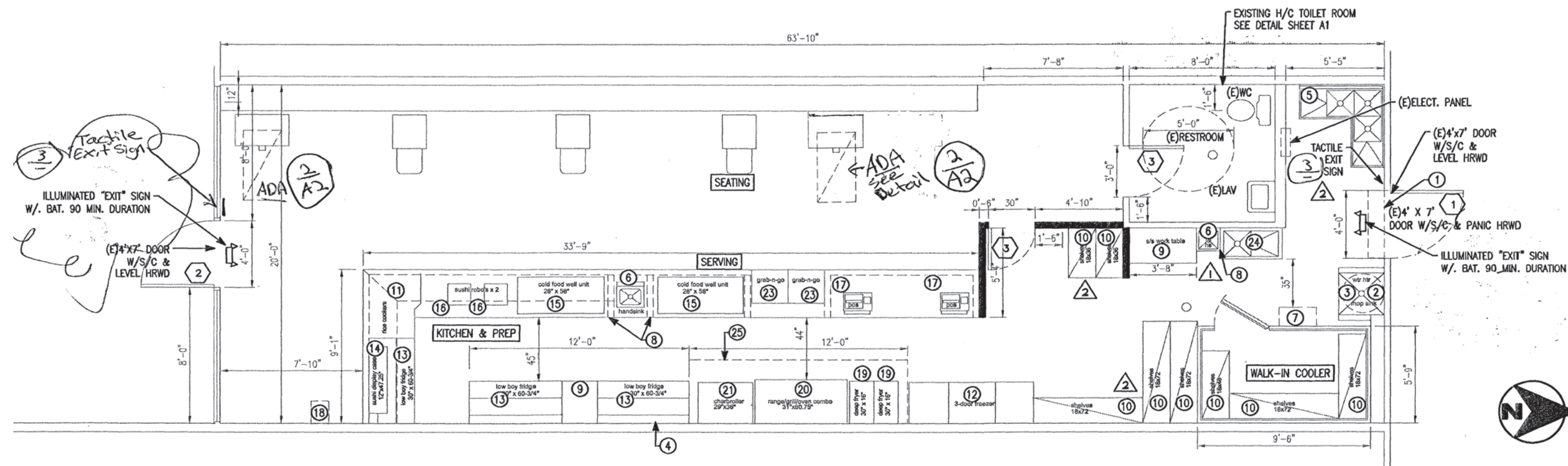
CityStreet Commercial proudly introduces **1170 Baker St.** to the thriving market of Costa Mesa. This 2nd gen restaurant comes fully-equipped featuring a small outdoor patio and a convenient shared parking lot. Costa Mesa is a sought-after destination for both residents and tourists boasting a vibrant demographic and a blend of single-family homes. Nearby tenants include renowned names such as Dave's Hot Chicken, In & Out, Raising Canes, Habana, Seabirds, Memphis Cafe, Bred Hot Chicken and many more.

Deal Points

- + **Asking Price (Business Assets): \$200,000**
- + Appx 1,361 SF Interior + Patio
- + Rental Rate: Appx \$4,681.84/mo + Appx \$1,400 NNN
- + Lease Expires: December 2030 + (1) one (5) five-year option
- + Type-41 Beer & Wine License
- + On-site Parking Lot
- + Permitted Hours of Operation: 10 pm, 7 Days Per Week



Floor Plan



Property Photos



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Nearby Tenants



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