

# HANSHIN POCHA

2ND GENERATION RESTAURANT || ROWLAND HEIGHTS

*district*  
REALTY GROUP

# 18902 GALE AVE || ROWLAND HEIGHTS

**ASKING PRICE:** \$350,000 Or Best Offer

**CURRENT RENT:** \$5.10 / SF Per Month

**NNN CHARGES:** \$1.00 /SF +/-

**TERM:** New Lease To Be Signed

**SIZE:** 2,733 SF +/-

**PARKING:** Onsite Parking Lot

## **AVAILABILITY**

Immediately

## **OTHER POTENTIAL USES**

Restaurant, Bar, Cafe, Lounge, Market, Retail Etc.

## **HIGHLIGHTS & FEATURES:**

- Equipped With a Type 1 Hood + Grease Interceptor
- Type 41 Beer/Wine License
- Recently Remodeled
- Versatile Open Floor Plan
- Access To Plentiful Parking (Upon Request and Subject To Terms)

## **NEIGHBORS**

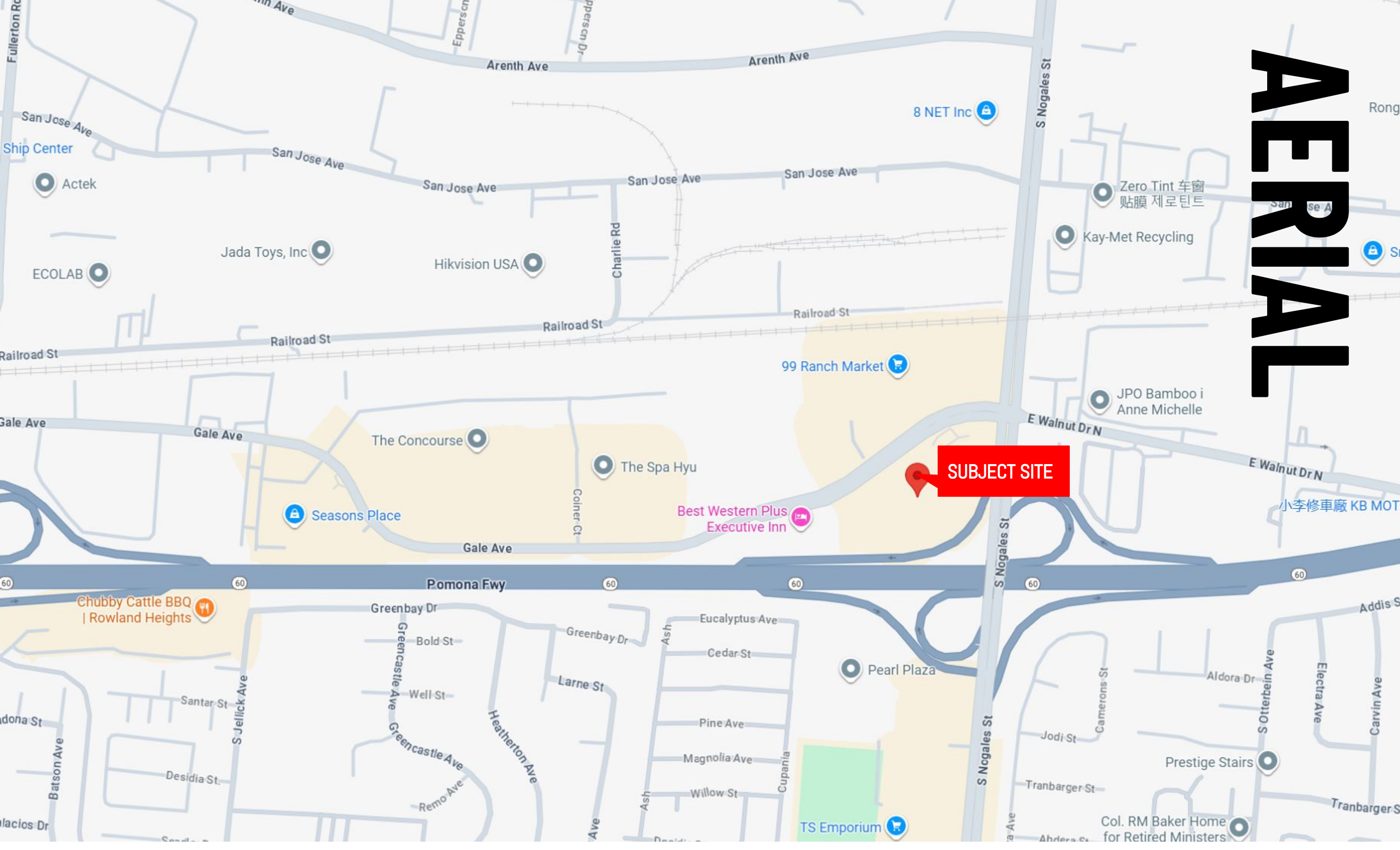
- Immaculate Turnkey Kitchen and FF&E
- Type 1 Hood + Grease Interceptor
- Prime Rowland Heights Location (Mandarin Plaza)
- High Visibility Signage Available
- Neighbors: Sun Nong Dan, Baekjeong, Boiling Crab, Mountain House, Big Way Hot Pot, CHICHA San Chen, Kee Wah Bakery, Tasty Spot Cafe, Afters Ice Cream, Dolan's Uyghur Cuisine, Shiseido, Ding's Garden, Pho Rowland, T-Mobile, and Many Other Hot Spots

# DETAILS

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# AERIAL



**SUBJECT SITE**

99 Ranch Market

Best Western Plus Executive Inn

8 NET Inc

Zero Tint 车窗贴膜 제로틴트

Kay-Met Recycling

JPO Bamboo i Anne Michelle

小李修車廠 KB MOT

Chubby Cattle BBQ | Rowland Heights

TS Emporium

Prestige Stairs

Col. RM Baker Home for Retired Ministers



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**EON I. LEW**

DRE: 01730294

OFFICE: 213 769 6262

EMAIL: [eon@districtrealtygroup.com](mailto:eon@districtrealtygroup.com)

[www.districtrealtygroup.com](http://www.districtrealtygroup.com)