

20056 E Arrow Hwy, Suite B
COVINA, CA 91724



Rare Turkey Opportunity Fully Built-Out, Low-Overhead Restaurant

GREGORY KHO

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

20056 E Arrow Hwy, Suite B
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Key Money:	\$45,000
Asking Rate:	\$1,168/Mo - NNN
Terms:	4 years
Suite Size:	Suite B - 850 SF
Zoning:	C2
Parking Spaces:	35





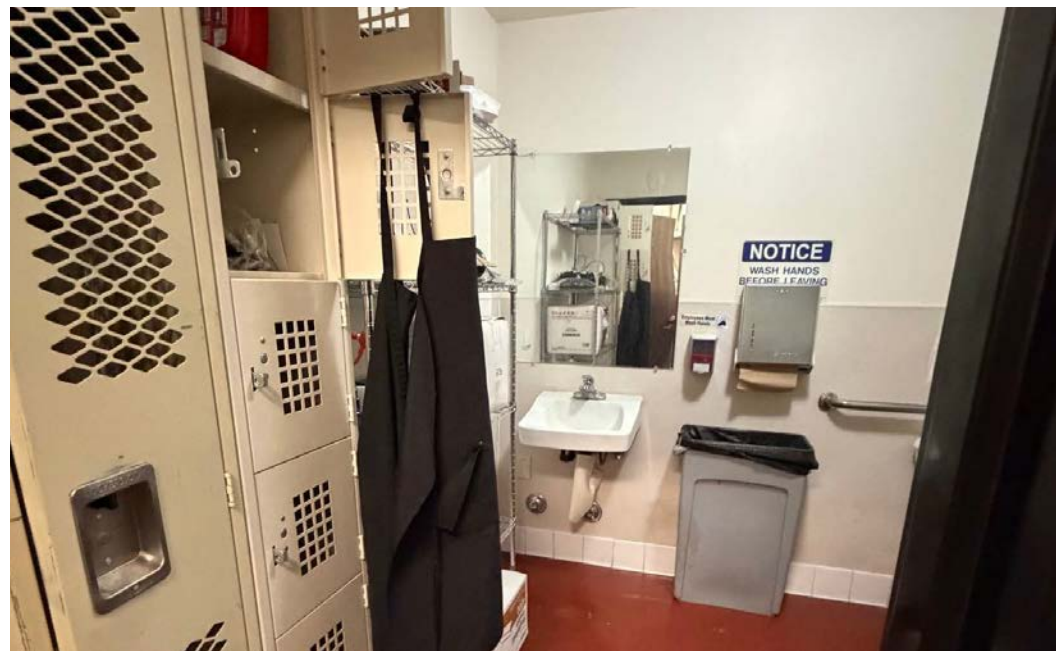
PROPERTY HIGHLIGHTS

- ±850 SF restaurant with an oversized ±500 SF kitchen, built for high-volume prep and efficient operations
- Existing kitchen infrastructure and appliances in place, minimizing startup costs and downtime
- Extremely low lease rate of \$1,168/month with only 3% annual increases and ~4 years remaining term
- Ideal layout for takeout, delivery-first concepts, ghost kitchens, or streamlined owner-operator models



INTERIOR PHOTOS

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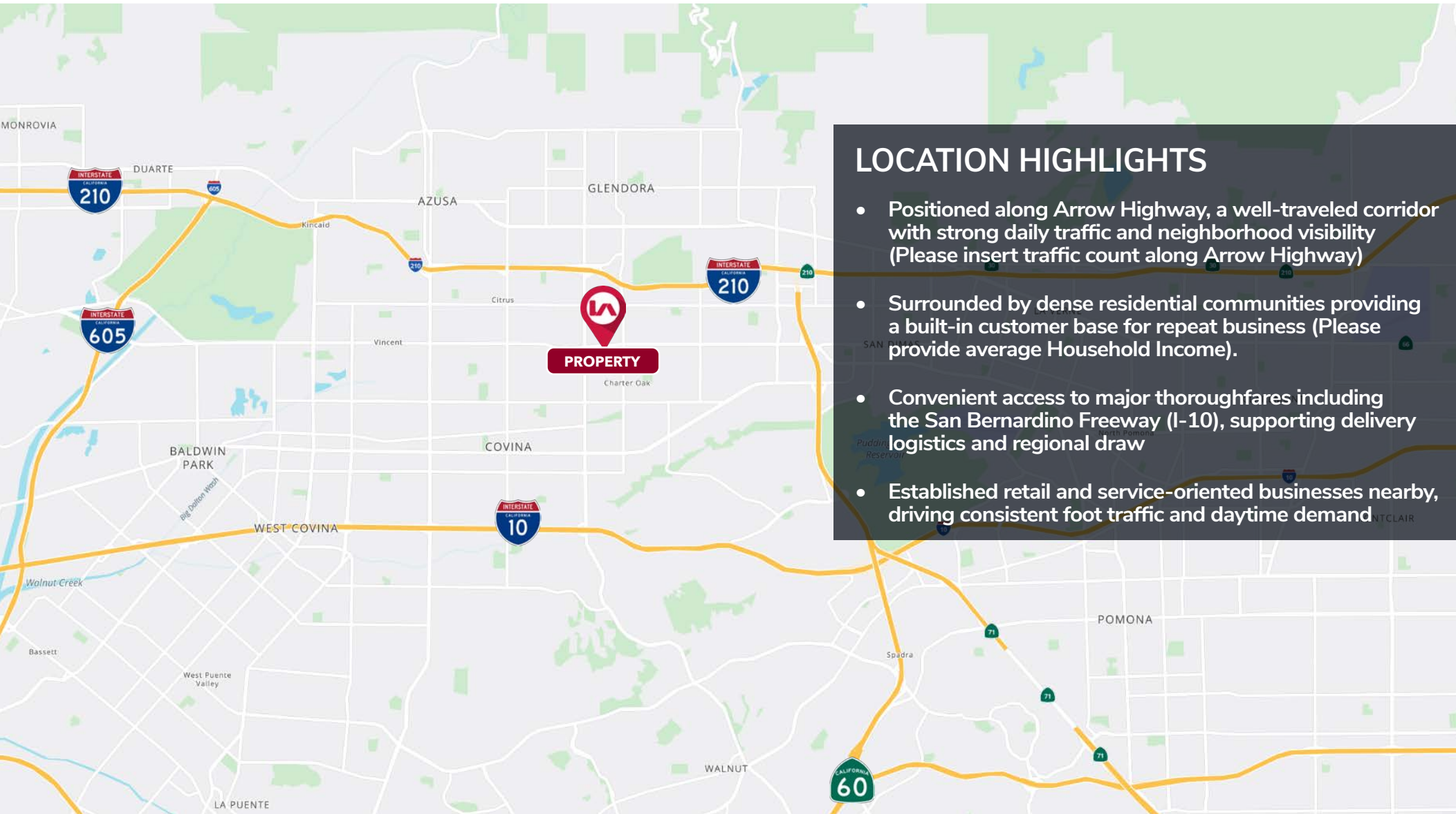
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Positioned along Arrow Highway, a well-traveled corridor with strong daily traffic and neighborhood visibility (Please insert traffic count along Arrow Highway)
- Surrounded by dense residential communities providing a built-in customer base for repeat business (Please provide average Household Income).
- Convenient access to major thoroughfares including the San Bernardino Freeway (I-10), supporting delivery logistics and regional draw
- Established retail and service-oriented businesses nearby, driving consistent foot traffic and daytime demand



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E ARROW HWY, SUITE B

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.