

520 Lawrence Expressway, #310, Sunnyvale, CA 94085



## 2nd Generation Indian Restaurant

10-Foot Hood / Grease Trap

1,221 SF / Rent \$3.90/SF/Month + NNN \$1.25/SF/Month

FOR MORE INFORMATION, PLEASE CONTACT



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*Offer at \$325,000*

# *520 Lawrence Expressway, #310, Sunnyvale, CA 94085*

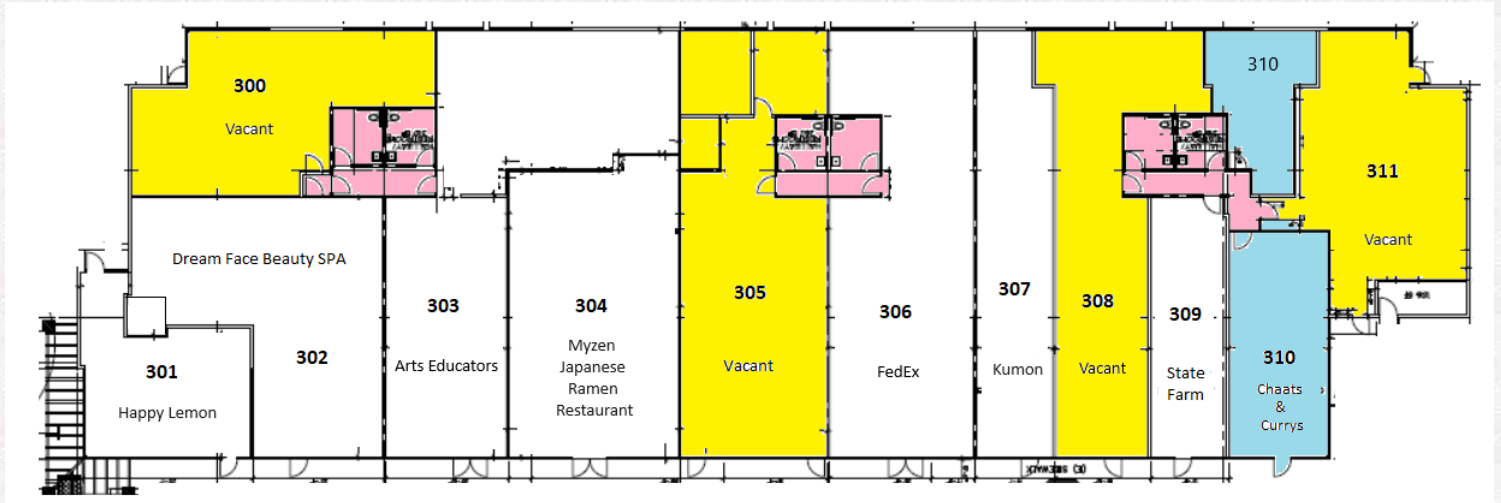
## **Property Highlights**

- Location! Location! Location!
- Business For Sale Offered at \$325,000
- Sunnyvale Indian Restaurant With 4-Star Yelp Reviews
- Gross Revenue \$2,018,000 in 2018 and \$600,000 in 2025
- 1,221 SF With Men & Women Restrooms Shared By Other 3 Tenants
- Adjacent to Vacant Unit #311 With Potential to Expand 1,377 SF
  - Monthly Rent \$4,780 + NNN \$1,470 = \$6,250
  - Lease Expiration Date 4/30/2029 + 5-Year Option
    - 10-Foot Hood / Grease Trap
    - Gas Tandoor (for Kebab and Naan)
    - Gas Stock Range / 6-Burner Range
    - 32 Indoor Seating and 12 Outdoor Seating
  - Perfect for Indian / Mediterranean / Mexican Food
  - Unique Opportunity Offers Lots of Possibilities
- New Residential Being Developed Within Walking Distance to the Property
  - Strong Daytime/Early Evening Population
  - 206 Parking Stalls on Site
- Parking Easements With Adjacent Property for Additional 59 Parking Stalls

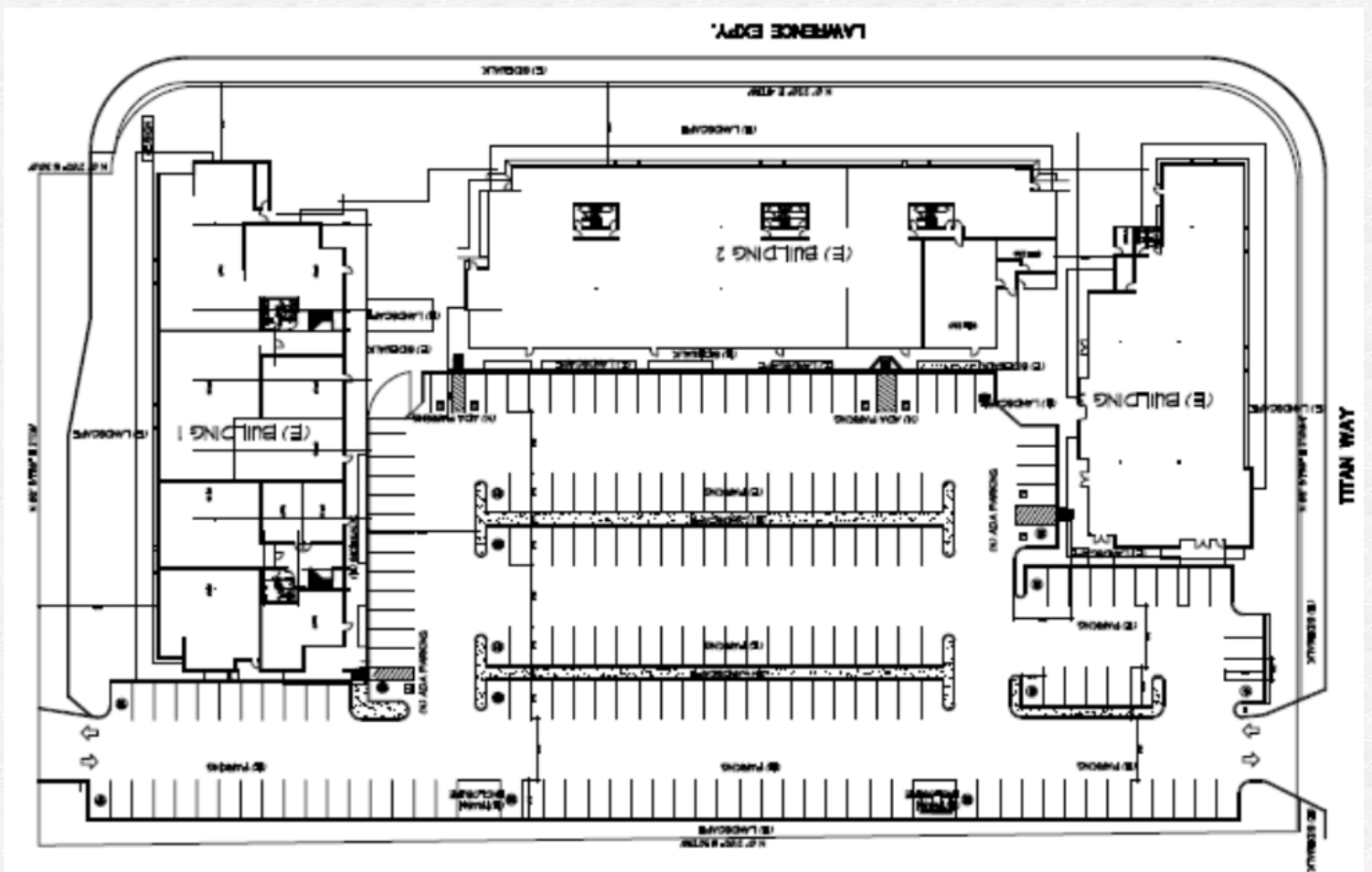
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## Floor Plan

(Blue—#310 & Yellow—Other Vacant Units)



## Site Map



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