



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**AVAILABLE** 



**COLIMA RD**  
**S NOGALES ST**  
**COLIMA RD**

**2ND GENERATION RESTAURANT SPACE AVAILABLE**  
1758 S Nogales St, Rowland Heights, CA 91748



**STEFAN SIEGEL**  
(818) 697-9372 | stefan@illicre.com  
DRE#01356621



RESTAURANT SPACE  
ROWLAND HEIGHTS, CA

# PROPERTY FEATURES

1758 S Nogales St, Rowland Heights, CA 91748



## APPROX. 1,500 SF

2ND GENERATION RESTAURANT AVAILABLE

- ✓ End-cap location with strong frontage
- ✓ Grease trap and kitchen infrastructure in place
- ✓ High visibility along main retail corridor

## AREA AMENITIES

- ✓ Located in a high-traffic retail corridor with strong daily visibility
- ✓ Surrounded by dense residential neighborhoods supporting consistent demand
- ✓ Convenient access to major thoroughfares and nearby freeway connections
- ✓ Close proximity to national retailers, grocery anchors, and daily-needs services

## RENTAL RATE

\$3.46 + \$0.43 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,597	108,179	295,648
Avg. HH Income	\$100,605	\$123,996	\$132,281
Daytime Pop	20,568	98,235	275,261
Traffic Count	± 59,620 CPD ON S NOGALES ST & COLIMA RD		



**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

**STEFAN SIEGEL**  
VICE PRESIDENT

(818) 697-9372 | [stefan@illicre.com](mailto:stefan@illicre.com)  
DRE#01356621



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.