

FOR LEASE

2ND GENERATION RESTAURANT
±1,466 SF



712 FOOTHILL BLVD., LA CAÑADA FLINTRIDGE, CA 91011

LEASE DETAILS

Size:	±1,466 SF
Asking Rent:	\$4.50/SF/MO
Lease Type:	NNN (\$0.92/SF/MO)
Available:	30 days from Lease Signature

PROPERTY HIGHLIGHTS

- 2nd generation restaurant.
- Fully remodeled restaurant.
- Existing commercial kitchen.
- Enclosed patio seating.
- 15' type I hood | Walk-in cooler.
- Separate self-contained grease trap.
- 1 ADA (2019) restroom.
- Surface parking in rear of property.
- FF&E: Price negotiable.
- FF&E Inventory available upon request.

Exclusively
Listed By:

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AREA HIGHLIGHTS

- 2.2 miles from NASA’s Jet Propulsion Laboratory with 6,000 employees worldwide.
- Located next door to Panda Express, Honeybird Restaurant & Fresh Pizza.
- Located across the street from Gelson’s, Jersey Mike’s, Chico’s & Handel’s Ice Cream.
- Home to 150-acre Descanso Gardens.

AFFLUENT TRADE AREA DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	9,404	71,474	259,078
Average HH Income	\$364,556	\$227,466	\$179,106
Median Age	46.0	44.3	42.7
Daytime Employment	7,916	28,566	126,127
College Degree	79.1%	59.9%	53.7%

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