



**CAMACHO**  
COMMERCIAL  
REAL ESTATE SERVICES



**FREE-STANDING RESTAURANT FOR LEASE**  
**2000 W. MAIN ST., ALHAMBRA, CA**

**RARE TURN-KEY RESTAURANT WITH FULL  
INFRASTRUCTURE AND NO KEY MONEY REQUIREMENT**

# PROPERTY SUMMARY

## 2000 W. MAIN STREET ALHAMBRA, CALIFORNIA

2000 West Main Street presents a rare opportunity to lease a **fully built-out** restaurant in one of Alhambra's most established retail corridors. This free-standing property totaling approximately 7,647 square feet is delivered in move-in condition with no key money required, allowing an operator to significantly **reduce upfront costs and open quickly**. Positioned along West Main Street with **strong corner visibility** and daily traffic, the site benefits from proximity to major national retailers including Target, Costco, Home Depot, and Aldi.

The space is designed for immediate restaurant use, featuring a **large commercial kitchen** with three built-in exhaust hoods, fire suppression systems, and three walk-in refrigerator and freezer units. The open dining room offers flexibility for a variety of concepts and can be easily configured or divided, complemented by an additional  $\pm 613$  SF of front patio al fresco dining. The property also includes three restrooms, including an ADA-compliant unisex restroom, along with ample free on-site parking with 275 spaces.

A key advantage is the availability of both **Type 47 and Type 58 liquor licenses** for immediate purchase, along with an existing entertainment license, allowing for a streamlined path to full-service operations. Located just minutes from the 10 and 710 Freeways and near Downtown Alhambra, this offering provides a highly accessible, infrastructure-rich opportunity for restaurant and hospitality operators seeking a premier location with minimal lead time to open.

An additional advantage is the property's ability to accommodate multiple operators, as the **space can be subdivided into two separate restaurant or retail suites** of approximately  $\pm 2,880$  SF and  $\pm 4,760$  SF. Each suite can be configured with its own private entrance, strong window frontage with outdoor lighting, and dedicated commercial kitchen infrastructure, including built-in hoods and refrigeration/freezer units. This flexibility allows for a range of leasing strategies, whether for a single full-service concept or two complementary operators within the same high-visibility location.

# PROPERTY HIGHLIGHTS

<b>Asking Rate</b>	Inquire with Broker
<b>Term</b>	Negotiable
<b>Size</b>	±7,647 SF total (Demising option: ±2,884 & ±4,763)
<b>Availability</b>	Immediately
<b>Parking</b>	Abundant free parking

## KEY HIGHLIGHTS

- No key money required
- Free-standing ±7,647 SF turn-key restaurant
- Ample free on-site parking, 275 Spaces
- Strong visibility along West Main Street with high daily traffic

## LAYOUT & PHYSICAL FEATURES

- Spacious open dining room that can be easily configured or divided
- ±613 SF of front-facing patio al fresco dining
- Beautifully landscaped exterior
- Three restrooms, including ADA-compliant unisex restroom
- Can be divided into 2 leasable restaurants or retail and commercial spaces

## LICENSING & OPERATIONS

- Existing entertainment permit in place for the premises, providing added value and a potential pathway for future approval
- Type 47 (On-Sale General - Eating Place) and Type 58 (Caterer's Permit) liquor licenses currently held by tenant
- Ownership open to facilitating a direct purchase of licenses by incoming tenant, which can significantly reduce timing and uncertainty in obtaining approvals

## KITCHEN & INFRASTRUCTURE

- Large commercial kitchen with built-in equipment
- Three built-in exhaust hoods with fire suppression systems
- Three walk-in refrigerator/freezer units (10' x 8')
- Full-functioning grease traps and separate trash enclosure



# BUILDING & PREMISES



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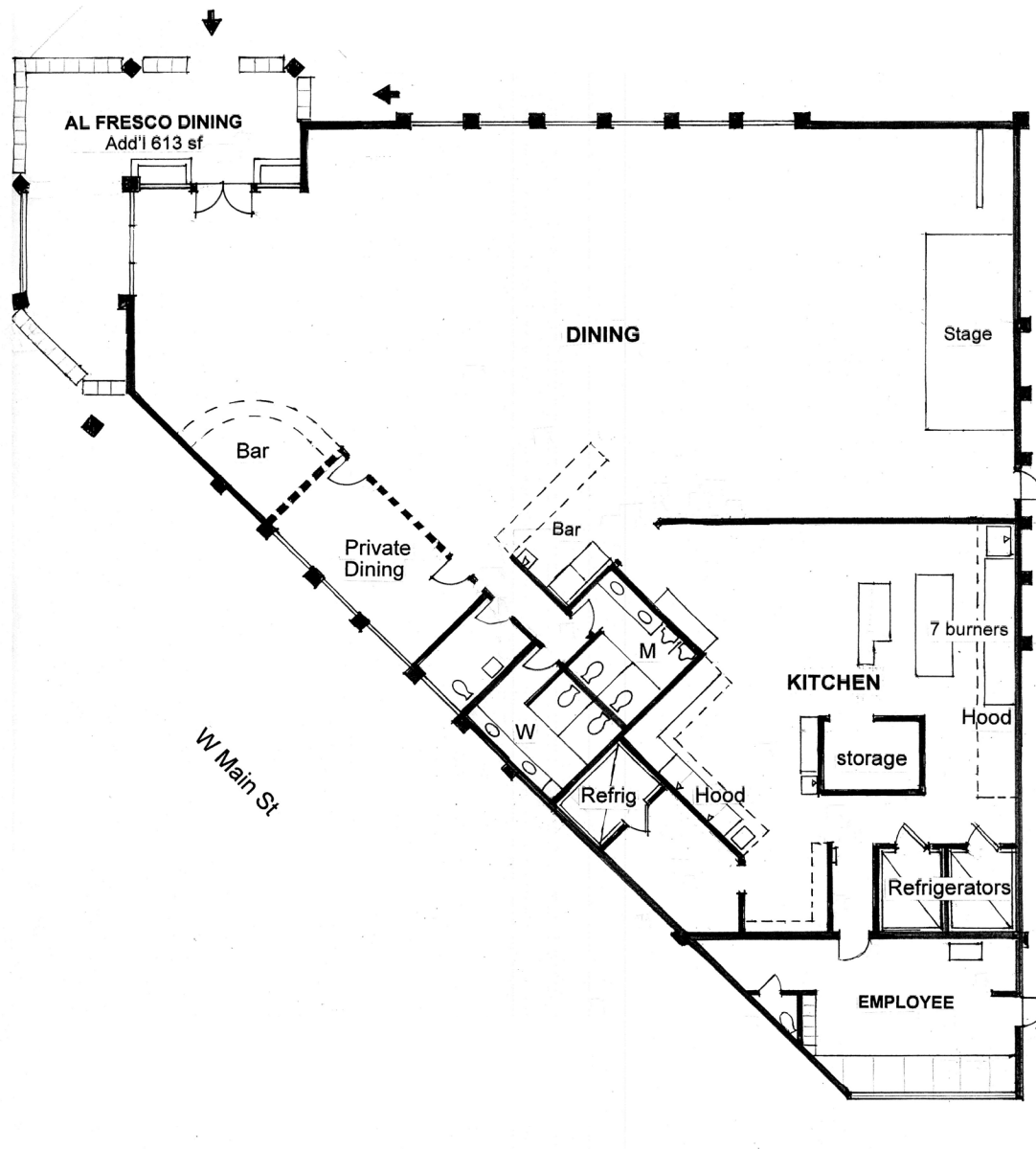
# OPEN INTERIOR DINING CONCEPT



# FLOOR PLAN

2000 W. MAIN ST., ALHAMBRA, CA

±7,647 SF



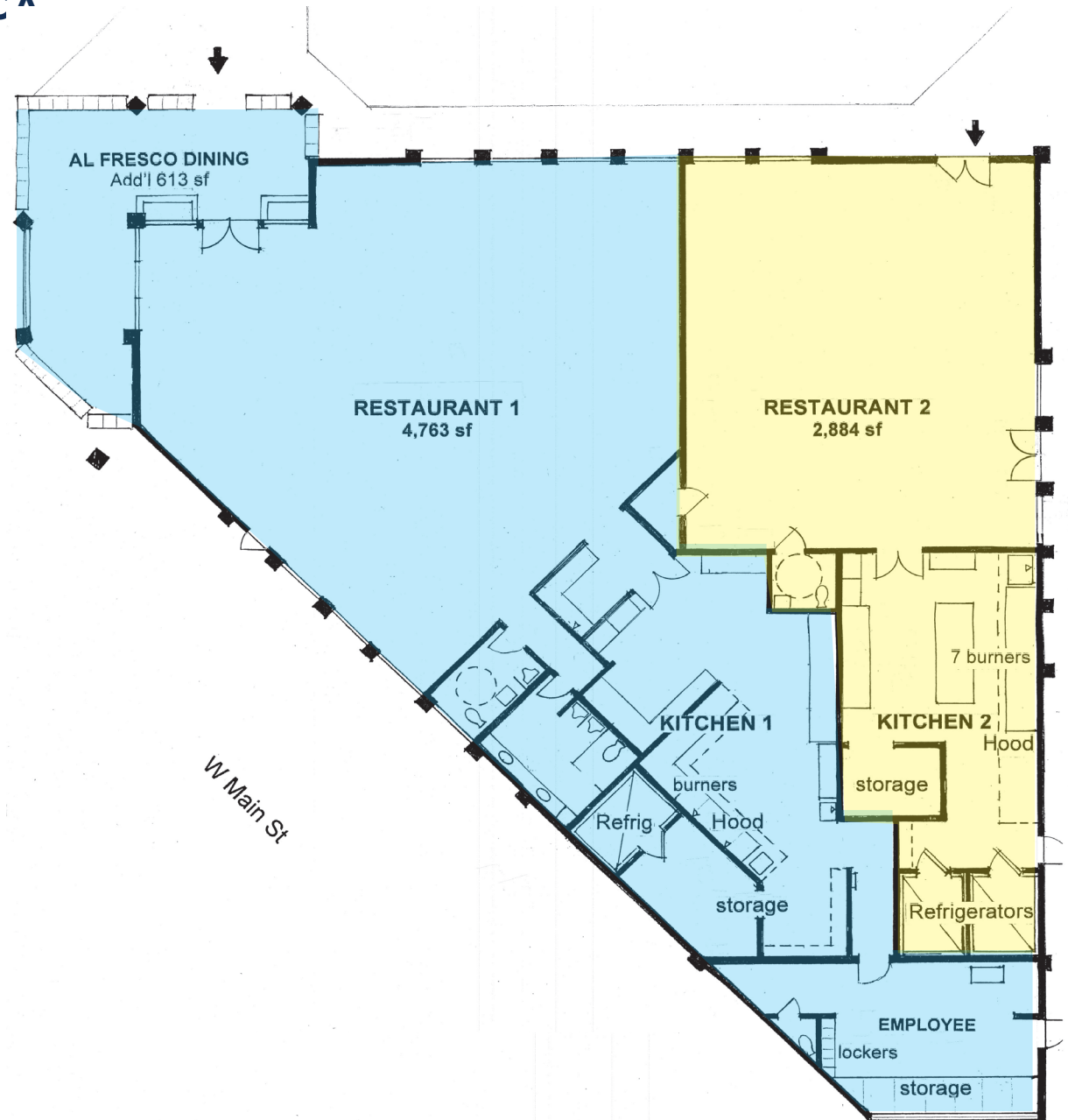
# FLOOR PLAN

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## Potential Demising Options:

<b>Suite 1</b>	±4,763 SF
<b>Suite 2</b>	±2,884 SF

- Each suite can feature a private entrance for independent operation
- Strong window frontage with ample natural light and outdoor visibility
- Dedicated commercial kitchen infrastructure in each space, including built-in exhaust hoods
- Equipped with refrigeration and freezer units to support full-service operations



# AMENITIES MAP





**DISCLAIMER:**

The information contained herein has been obtained from sources believed to be reliable but has not been independently verified by Camacho Commercial Real Estate Services, Inc. ("CCRES"). CCRES makes no representations or warranties regarding the accuracy or completeness of the information. All information is subject to change without notice. Prospective tenants are encouraged to conduct their own independent investigation and due diligence regarding the property located at 2000 W. Main Street, Alhambra, California. This is not an offer to lease.

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