



3589 E
COLORADO BLVD

RESTAURANT FOR
LEASE/SALE

Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com | #00971669

MACVAUGH & CO
Commercial Real Estate Services

OVERVIEW

Rare opportunity to own or occupy 3589 E Colorado Blvd - available for the first time in over 20 years. This second-generation restaurant is located between the new Audi and Landrover dealerships, Amazon Fresh, multiple hotels and Hastings Village - home of Wholefoods, Dicks Sporting Goods, El Torito, Best Buy and Handels Ice Cream. In recent years, the 91107 zip code has boomed with new mixed-use developments, housing opportunities and business expansions.

Building Highlights

Price	\$2,500,000 or \$2.30/SF NNN
Building SQFT	4,562
Lot SQFT	16,177
Parking	25 lot parking spaces
Restaurant Features	<ul style="list-style-type: none">• Roughly 1,000 SQFT kitchen, 1,900 SQFT dining area, 300 SQFT bar• Large walk-in fridge and freezer• Corner signage off of Colorado Blvd and Lotus Ave• Hood and grease traps• CUP for beer and wine• All furniture, fixtures and equipment left behind

91107 Demographics



Median Household Income

\$120,822k



Median Population

33,729k



Median Property Value

\$981,600k



Employment Rate

64.6%



Median Age

42

DINING AREA



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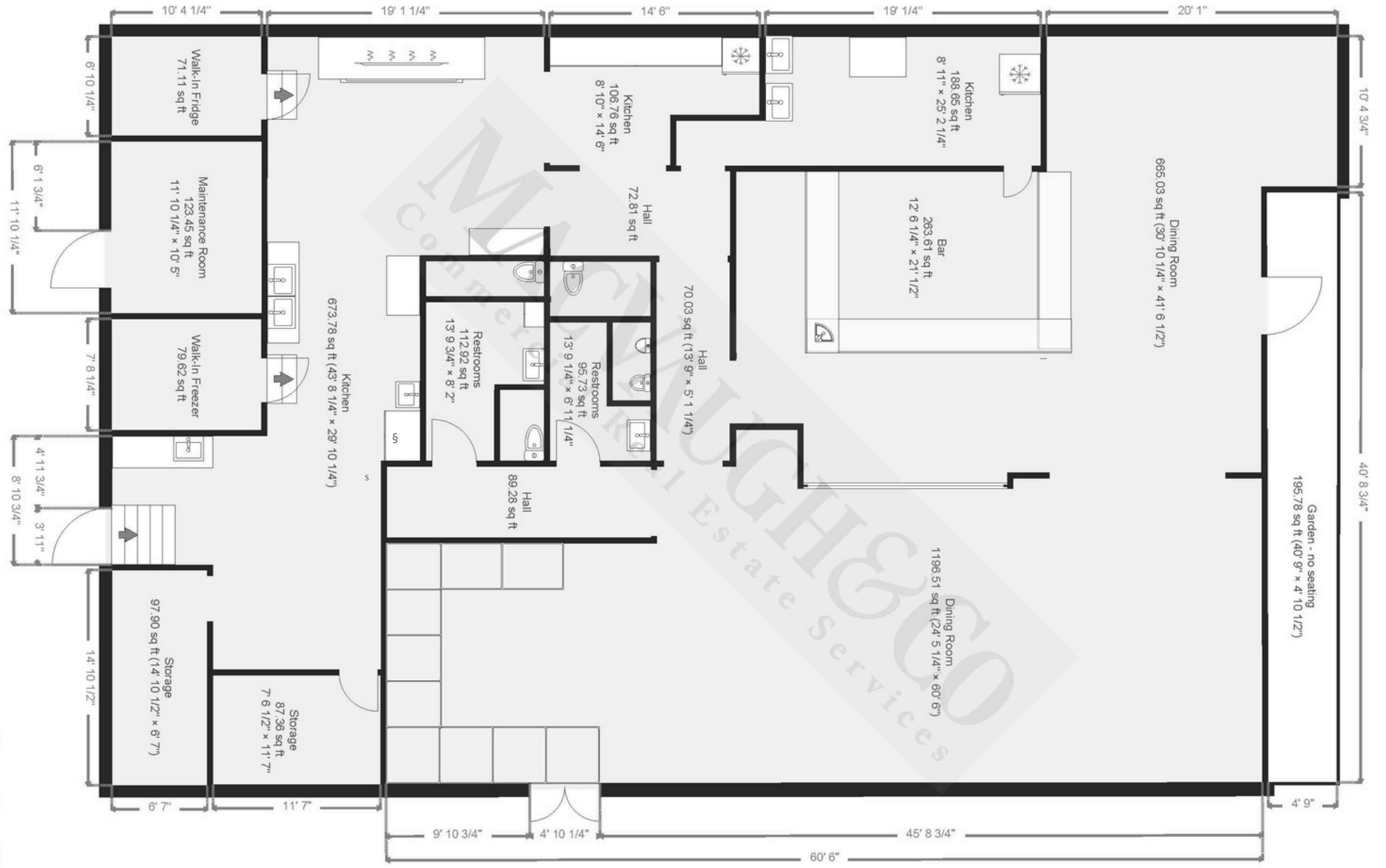
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KITCHEN



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HOSS MACVAUGH

(C) 626.255.2308

(E) Hoss@MacVaugh.com

(L) 00971669

(A) 119 E Union St, Suite D,
Pasadena, CA 91103

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