

*Free-Standing 2nd Generation Dine-in Restaurant Available*

# FOR LEASE

17200 Railroad St | City of Industry, CA 91748

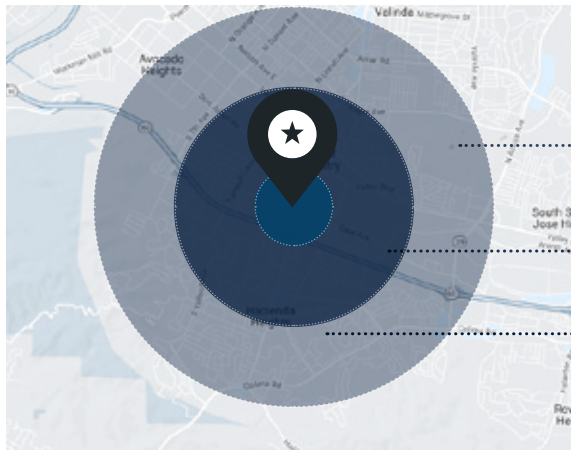
**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





## AVAILABLE UNITS

- Free-standing 2nd generation Dine-in Restaurant located directly on the corner of Azusa Ave and Railroad St
- Excellent residential density with over 163,143 people in a 3-mile radius
- Azusa Ave seeing over 70,000 Vehicles Per Day
- 4,500 SF of Freestanding Dine-in Restaurant Space Available
- Lot Size: 0.46 Acres
- 37 Available Parking Spaces
- Close proximity to the 60 freeway
- Near Glen A. Rowland High School with over 2,100 students
- Beer and Wine ABC License
- Existing SS&E can be purchased for \$100,000



	1-MILE	3-MILE	5-MILE
Population	11,315	170,015	377,564
Households	2,952	46,901	107,016
Household Income	\$81,700	\$98,589	\$108,077

 <b>ASKING RENT</b> <b>\$3.25 PSF</b>	 <b>SF AVAILABLE</b> <b>4,500 SF</b>
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**ESTIMATED NNNS**  
**\$3.25 PSF + ~\$0.90/PSF NNNS**



# Site Plan





Japanese Restaurant  
**Ojiya**

**OJIYA** JAPANESE RESTAURANT

**TAKE OUT**  
OJIYA USA.COM

RIGHT LANE MUST TURN RIGHT

TRAFFIC LIGHT

BENCH



# Surrounding Tenants





FOR LEASE

# 17200 Railroad St | City of Industry, CA

FREE-STANDING VACANT DINE-IN RESTAURANT

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of Property located at 17200 Railroad St | City of Industry, CA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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