

SECOND GENERATION RESTAURANT - AVAILABLE OWNER-USER OPPORTUNITY

839-843 N. Tustin Street, Orange, CA 92866

**KEY-MONEY
OPPORTUNITY**

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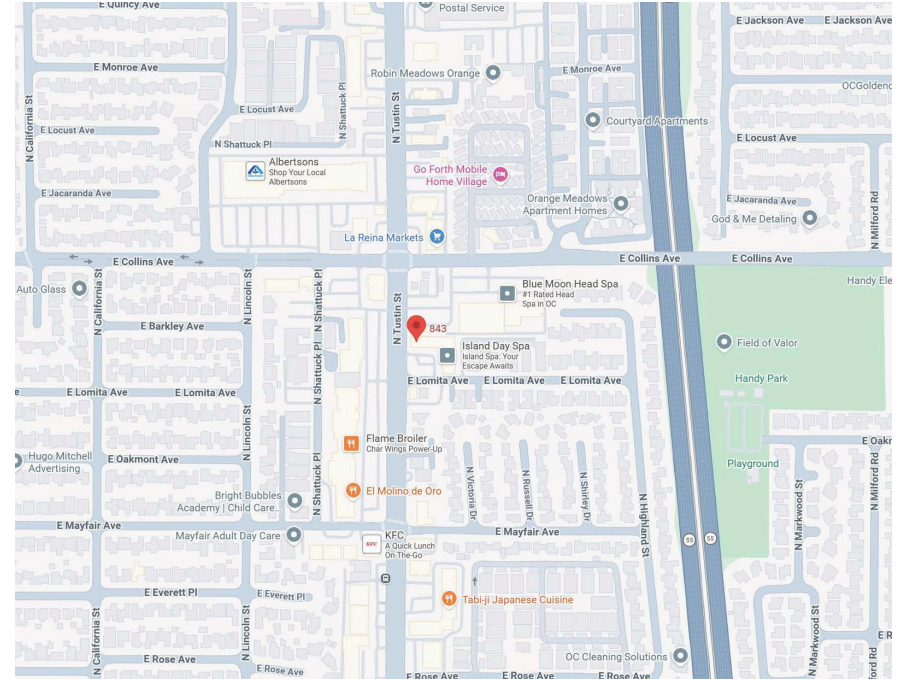
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**Ashwill
Associates**
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Lease Rate:	Withheld
Lease Term:	5 year Lease
# of Units:	839-843
Key-Money	Furniture, Fixture and Equipment
Renovated:	2024-2025
Floors:	Ground Level
Parking:	Ample

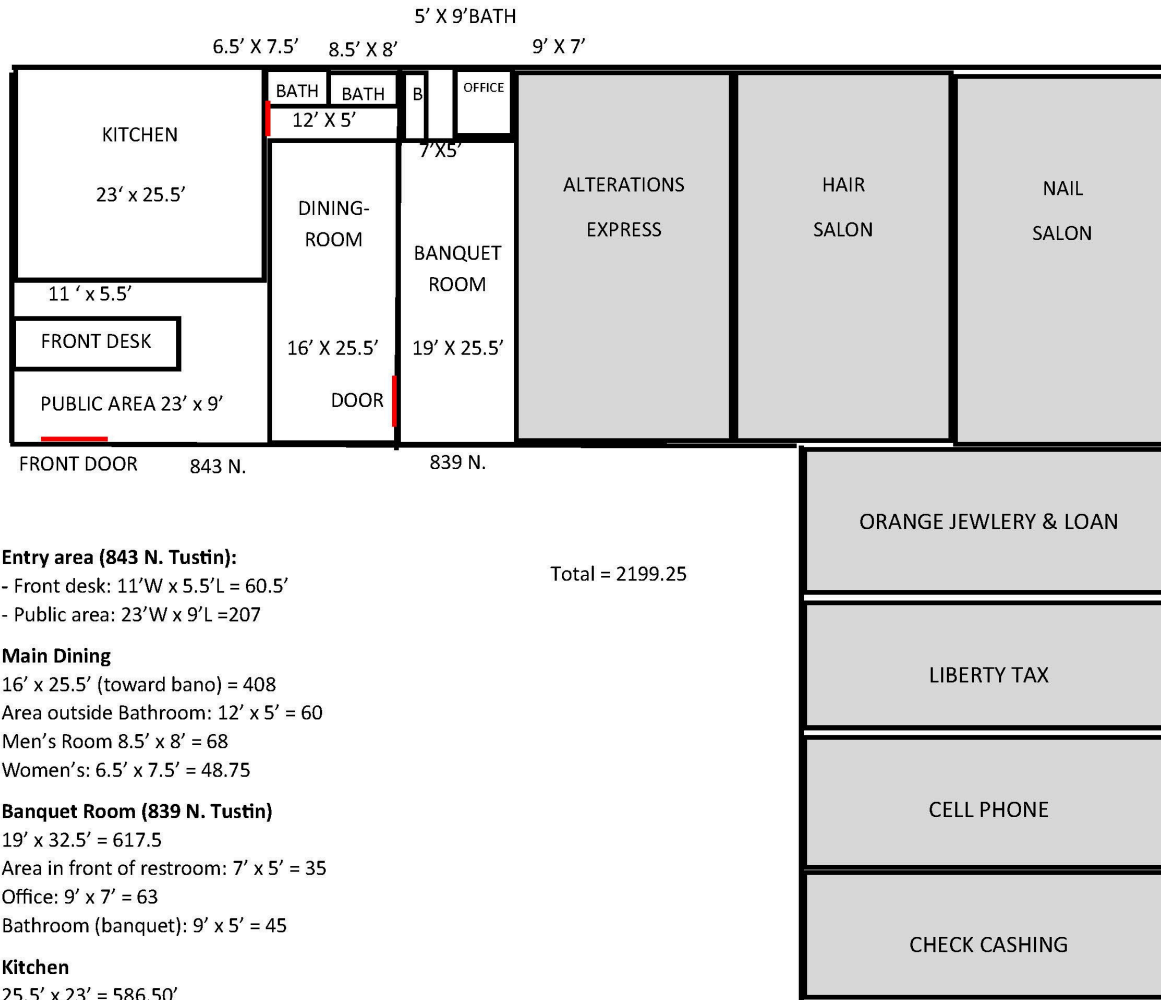
PROPERTY OVERVIEW

Established family restaurant serving the community for 35+ years now available. The restaurant is comprised of + 2,200 SF with a private room for special events. This successful second-generation business offers proven longevity, loyal clientele, and strong brand recognition. Turnkey opportunity for an experienced operator or family-run concept. Key money required for furniture fixtures and equipment.

PROPERTY HIGHLIGHTS

- Street Frontage
- Second Generation Restaurant
- Turnkey Restaurant
- All Furniture, Fixtures, and Equipment Included with key money
- On Major Street

Los Cabos Mexican Restaurant—839-843 N. Tustin St., Orange, CA 92867



Entry area (843 N. Tustin):

- Front desk: 11'W x 5.5'L = 60.5'
- Public area: 23'W x 9'L = 207

Total = 2199.25

Main Dining

- 16' x 25.5' (toward bano) = 408
- Area outside Bathroom: 12' x 5' = 60
- Men's Room 8.5' x 8' = 68
- Women's: 6.5' x 7.5' = 48.75

Banquet Room (839 N. Tustin)

- 19' x 32.5' = 617.5
- Area in front of restroom: 7' x 5' = 35
- Office: 9' x 7' = 63
- Bathroom (banquet): 9' x 5' = 45

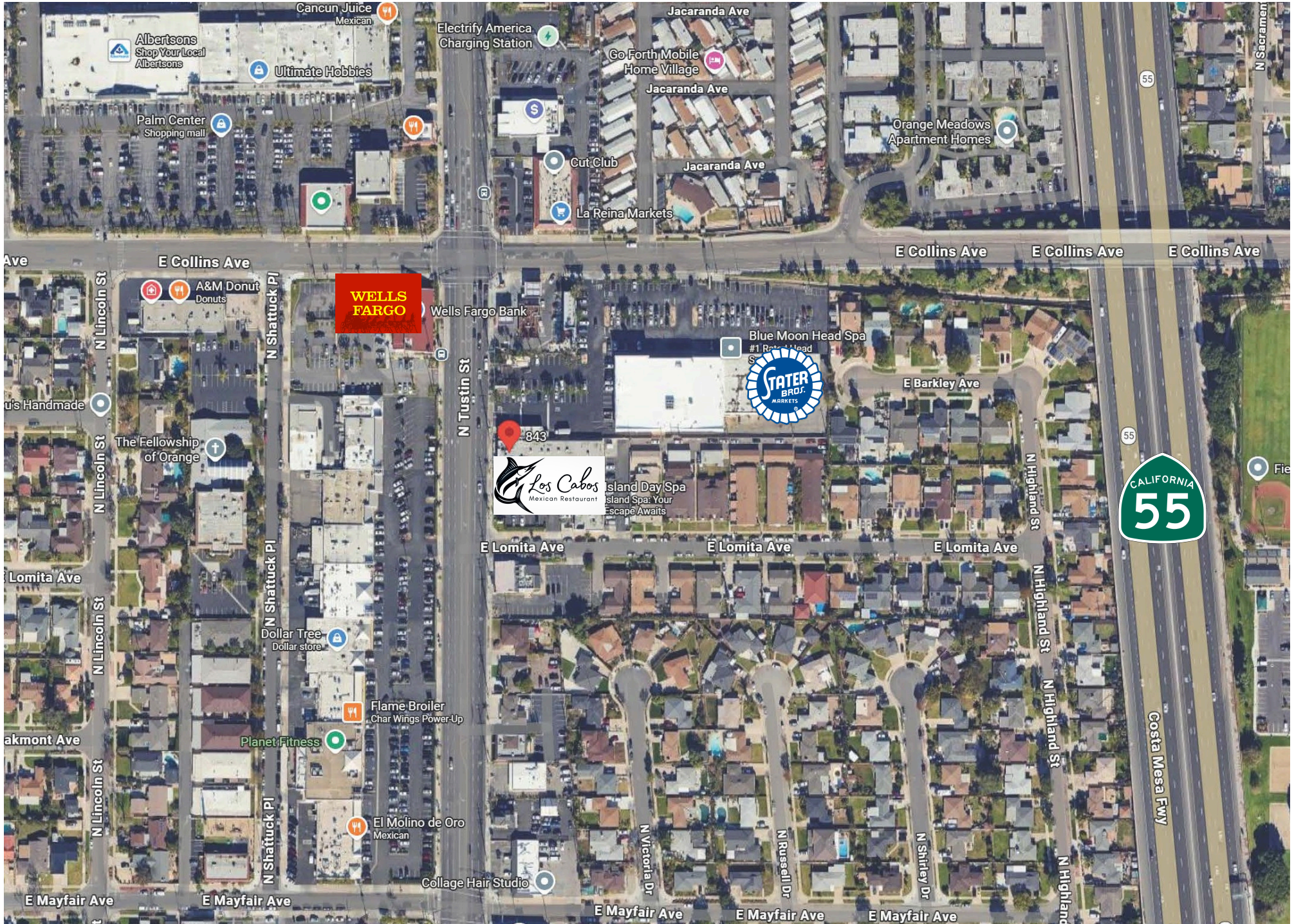
Kitchen

25.5' x 23' = 586.50'

Total = 2199.25

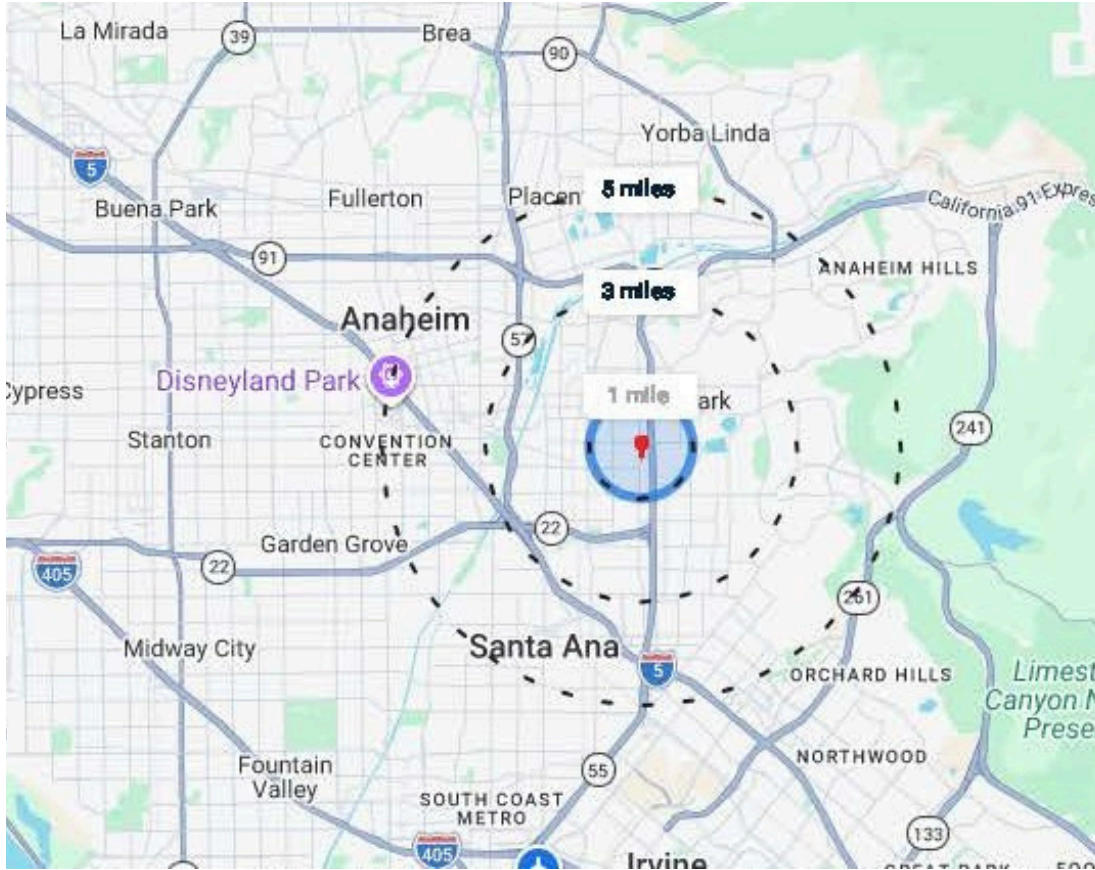
Inside Public Area SF = 872'

Outdoor Seating = 150'



DEMOGRAPHICS

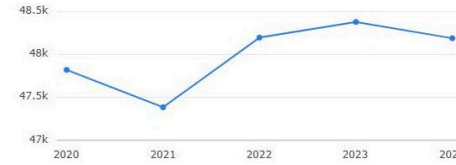
839-843 N. Tustin Street



Population

48.2k

0% **0%**
Compared to 47.8k in 2020 Compared to 48.4k in 2023



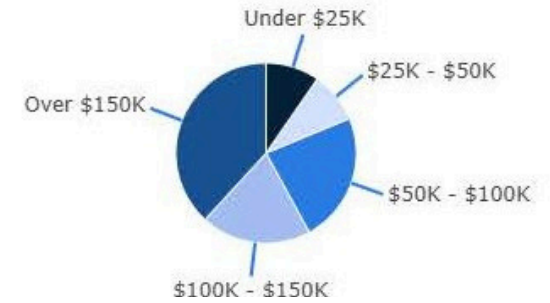
Household Income

\$117.5k

Median Income

\$118.5k
2029 Estimate

↑ 1%
Growth Rate



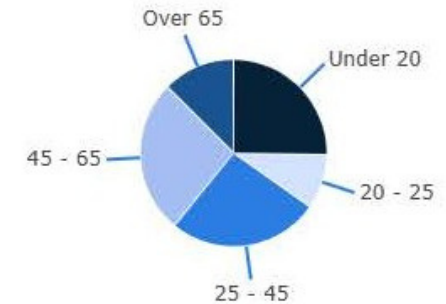
Age Demographics

38

Median Age

36
2029 Estimate

↓ 5%
Growth Rate







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