

**AVAILABLE**  
**±1,200 SF**



## HIGHLY VISIBLE 2ND GENERATION RESTAURANT FOR LEASE

1219 N Atlantic Blvd., Alhambra, CA 91801



**CALEB MORRISON, CCIM**  
(818) 697-9364 | caleb@illicre.com  
DRE#02137816

**GREG OFFSAY, CCIM**  
(818) 697-9387 | greg@illicre.com  
DRE#01837719

**TODD NATHANSON**  
(818) 514-2204 | todd@illicre.com  
DRE#00923779



RESTAURANT SPACE  
ALHAMBRA, CA

# PROPERTY FEATURES

1219 N Atlantic Blvd., Alhambra, CA 91801







## APPROX. 1,200 SF

RESTAURANT AVAILABLE FOR LEASE

- ✓ Second generation restaurant
- ✓ Ideal setup for a take out & delivery focused business

## AREA AMENITIES

- ✓ Directly adjacent to high-volume In-N-Out drive-thru and busy Ralphs
- ✓ Strategically positioned to provide fast and easy access to multiple highly sought-after markets: Pasadena, South Pasadena, Highland Park, El Sereno, Alhambra, San Gabriel, Monterey Park, and San Marino

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	29,749	242,378	641,129
 Avg. HH Income	\$133,710	\$130,023	\$123,839
 Daytime Pop	30,598	238,897	610,598
 Traffic Count	± 53,686 CPD ON N ATLANTIC BLVD & HUNTINGTON DR		

RESTAURANT SPACE  
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# HIGH-EXPOSURE LOCATION

1219 N Atlantic Blvd., Alhambra, CA 91801



PERFECTLY POSITIONED ON AN ISLAND  
BETWEEN THREE MAJOR THOROUGHFARES WITH MASSIVE TRAFFIC EXPOSURE



RESTAURANT SPACE  
ALHAMBRA, CA

# INTERIOR PHOTOS

1219 N Atlantic Blvd., Alhambra, CA 91801





**IDEAL SETUP  
FOR A TAKE OUT &  
DELIVERY FOCUSED BUSINESS**

**EASY ACCESS TO  
MULTIPLE HIGHLY  
SOUGHT-AFTER MARKETS**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**CALEB MORRISON, CCIM**  
SENIOR ASSOCIATE

(818) 697-9364 | [caleb@illicre.com](mailto:caleb@illicre.com)  
DRE#02137816

**GREG OFFSAY, CCIM**  
EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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