



BUSINESS FOR SALE — ASSET SALE

Ananto Sushi Turnkey Restaurant Opportunity

25712 The Old Road, Suite 25712 | Valencia, CA 91381

\$135,000

ASKING PRICE

1,500 SF

SUITE SIZE

\$47.75/SF

BASE RENT/YR (NNN +
\$0.90/SF/MO)

~3 Yrs

REMAINING ON LEASE
+ 1×5-YR OPTION

Type 41

ABC LICENSE

A RARE STEVENSON RANCH RESTAURANT OPPORTUNITY

Ananto Sushi is a fully operational traditional sushi restaurant offered for sale as a complete asset package at **\$135,000**. Located at 25712 The Old Road in Valencia, California, the business occupies a 1,500 SF suite in a first-class power shopping center on The Old Road corridor — one of the primary retail arteries serving the Valencia and Stevenson Ranch trade area.

The space is fully built out as a restaurant in excellent condition, currently operating with active sales. The sale includes all fixtures, equipment, a commercial hood system, inventory, and customer lists. The existing NNN lease was signed in April 2024 for an initial 5-year term with one 5-year option to extend, providing a buyer with a stable, long-term occupancy position at a market rate of \$47.75/SF.

Most significantly, the **Type 41 ABC License (Beer & Wine, On-Sale)** transfers with the business — eliminating the 6–12 month wait and \$15,000–\$25,000+ cost of a new license application. A qualified buyer can be operational within 30 days of close.



KEY HIGHLIGHTS

Turnkey Operation

Fully fixtured with commercial hood — no additional build-out required

Type 41 ABC License

Beer & Wine (On-Sale) license included — immediate operating capability

Active Business

Currently operating with active sales — day-one revenue potential

Stable Lease

NNN lease signed April 2024 — ~3 years remaining + one 5-year option

First-Class Power Center

Strong co-tenancy: Boil Daddy, Cabo Cabana, Diablos Tacos

Signalized Intersection

High-visibility location with bus line access and 5.02/1,000 SF parking

30-Day Availability

Fast close possible — seller motivated

Los Angeles County

Valencia / Stevenson Ranch — strong suburban consumer base

Type 41 ABC License — Significant Value-Add

A Type 41 (Beer & Wine, On-Sale, Eating Place) license in Los Angeles County typically requires 6–12 months and \$15,000–\$25,000+ to obtain through a new application. This license transfers with the business sale, subject to ABC approval, giving a qualified buyer immediate operating capability and a meaningful competitive advantage.

LEASE & FINANCIAL SUMMARY

ASKING PRICE

\$135,000

Asset Sale — Cash at Close

LEASE RATE

\$47.75/SF/Yr

Triple Net (NNN)

MONTHLY BASE RENT

\$5,571/mo

\$66,850/yr Annual

SUITE SIZE

1,500 SF

Full Build-Out, Excellent Condition

LEASE SIGNED

April 2024

~3 Years Remaining (Aug 2029)

OPTION TO EXTEND

1 × 5-Year

Potential occupancy through 2034

PROPERTY & LOCATION FACTS

| | |
|--------------------|---|
| Address | 25712 The Old Road, Valencia, CA 91381 |
| Shopping Center | 25708–25712 The Old Road — First Class Power Center |
| City / County | Valencia, Los Angeles County, CA |
| Property Type | Retail — Restaurant / Café |
| Year Built | 1998 |
| Total Building GLA | 4,985 SF |
| NNN Expenses | \$0.90/SF/Month (est.) — Tenant responsible for taxes, insurance, CAM |
| Suite Size | 1,500 SF |
| Total Land Area | 0.44 AC |
| Parking Ratio | 5.02 / 1,000 SF |
| Intersection | Signalized |
| Transit | Bus Line Access |
| Co-Tenants | Boil Daddy, Cabo Cabana, Diablos Tacos, Kyoto Sushi |
| Nearby Anchors | Ralphs, LA Fitness, Starbucks, Chase Bank, Chili's |
| Availability | 30 Days |

CONTACT BROKER FOR TOURS & DETAILS

All inquiries, tours, and financial information available upon request. Confidentiality agreement may be required.

CALL (818) 631-7093

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