

CHARLEY'S FAMOUS HAMBURGERS OFFERING MEMORANDUM

8213 Broadway, Lemon Grove, CA 91945



Executive Summary

Charley's Famous Hamburgers is a landmark East County restaurant business and fee-simple real estate opportunity. Established in 1973 and operating from its current location since 1974, the property consists of a 716 SF freestanding restaurant on a 6,865 SF parcel with drive-thru service, monument signage, and approximately 10 parking spaces. The business is valued at \$955,209 and is offered together with the real estate for a combined asking price of \$2,100,000.

Investment Highlights

- Established since 1973
- Business asking price: \$1,000,000
- Real estate asking price: \$1,100,000
- Total price: \$2,100,000
- Business and real estate sold together
- Drive-thru restaurant
- Monument signage
- 10 parking spaces
- 10-foot Type I hood
- Walk-in cooler

Property Summary

APN: 503-012-30-00
Building Size: 716 SF
Lot Size: 6,865 SF
Year Built: 1974
Property Taxes: \$5,691.82
Parking: 10 Spaces
Ownership: Fee Simple
Tenancy: Single

Offering Price

Business: \$1,000,000
Real Estate: \$1,100,000
Combined Asking Price: \$2,100,000
Business and real estate must be sold together.
Zoning: Commercial
Traffic Count: Approx. 16,068

Restaurant Improvements

10-foot Type I commercial hood system, fryer station, flat-top grill area, walk-in cooler, stainless steel preparation areas, dedicated storage, office, restroom, monument signage, outdoor seating, and existing drive-thru infrastructure.

Property Photographs









