

# 122 E Commonwealth Ave

Kalaveras Cantina Urbana | Fullerton, CA

- Investment @ 6.0% Cap Rate
- Owner user opportunity

**\$4,250,000**

PURCHASE PRICE

**\$21,250 NNN**

MONTHLY RENT as Investment

**Available for User**

Owner User

**3,725 / 6,970 SF**

BUILDING / LOT

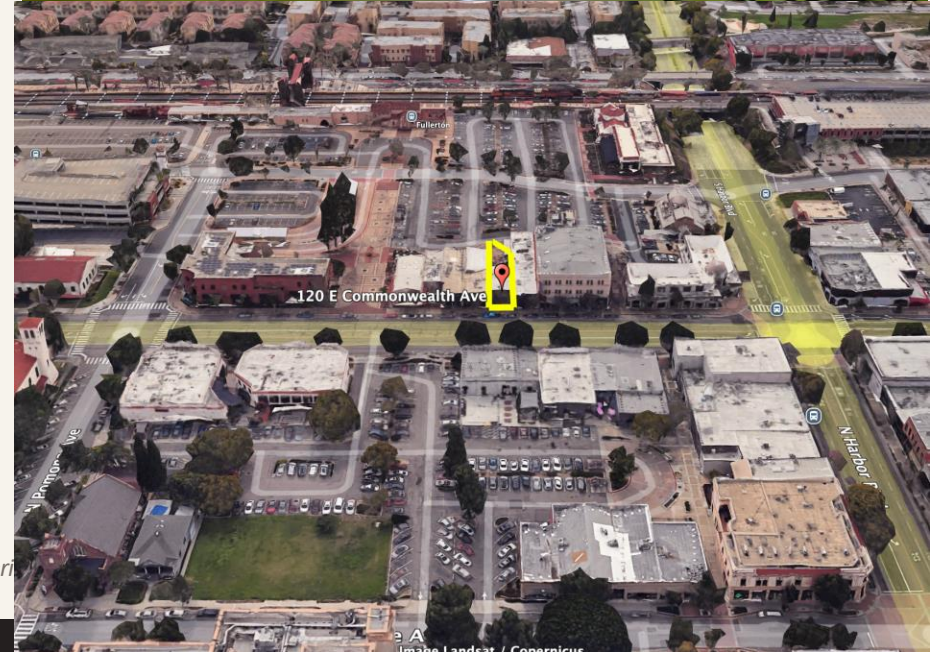
100% leased to Kalaveras Cantina Urbana, a recognized Southern California restaurant brand, under a Triple Net lease with zero landlord expenses. Fully renovated in 2024.



INVESTMENT  
SUMMARY

# 122 E Commonwealth Ave — Lease Facts

TENANT	Kalaveras Cantina Urbana
LEASE TYPE / TERM	NNN / 5 Years
BASE RENT	\$21,250 / month
ANNUAL NOI	\$255,000
CAP RATE	6.0%
BUILDING / LOT SIZE	3,725 SF / 6,970 SF
YEAR BUILT	1920 / Renovated 2024
APN	033-031-25



## Downtown Fullerton — Entertainment District

 30,000+

vehicles/day on Harbor Blvd  
Andre Durango, Broker Lic 01216158

 55,000+

students within 2 mi (CSUF + FC)  
RRE Real Estate Services | 714.306.1627

 Adjacent

city-owned parking lot

 Metrolink

& Amtrak nearby  
All information deemed reliable but not guaranteed.





PROPERTY  
IMPROVEMENTS

# Turn-Key Restaurant Infrastructure



Interior — full bar and dining area, Kalaveras Cantina Urbana

## Building & License Highlights

-  **Full Liquor License (Type 47)**  
On-sale general license conveys with the property — a significant barrier to entry for competing restaurant concepts.
-  **Complete Kitchen Remodel**  
Fully renovated commercial kitchen, ready for continued restaurant use or a new concept.
-  **Two Full Bar Areas**  
Indoor bar plus a second bar serving the covered patio — built for high-volume beverage sales.
-  **New Electrical & Plumbing**  
Building systems upgraded as part of the 2024 renovation, reducing capital needs for a new owner.

## Investment Opportunity or Owner-User

\$ \$4,250,000

 Restaurant Row

 NNN or Vacant

 122 E Commonwealth

6.0% cap rate, NNN leased  
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leased investment or owner-user

Fullerton, CA 92832  
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