

For
LEASE

\$6,500 NNN/mo

Exceptional Drive-Thru Restaurant

Over 2,100 SF Drive-Thru Restaurant (prior JITB location) with 52 people capacity. Includes 9'x9' walking cooler and 9'x9' walking freezer. Other equipment includes, a 6' exhaust hood, a 7' exhaust hood, triple sink, food processing table, counter, office, safe, water heater, and few seats in great condition.

Next to 86 FRWY, and close to 10 FRWY exit. Property is being shared with Chevron station.

There is a Freeway sign and Monument sign for restaurant.

Surrounded by Spotlight Casino, and other fast food restaurants, such as Popeye's, Taco Bell, Del Taco, Carl's Jr., and Arby's. Separate entrances for fast food area .



46651 Dillon Rd., Coachella, CA 92236

Property Features: 35 shared parking spaces; Separate entrances; Two shared bathrooms; Off Freeway 86; Freeway sign; Close to Freeway 10 off-ramp; Drive-Thru; Next to Spotlight Casino

**Asking Rent: \$6,500/mo NNN
NNN Expenses: \$2,500/mo
Lease Term: Negotiable
(Available up to 20 years)**

ICOA, INC.

Please call to arrange a private viewing: Alex Shapouri

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