

Tustin/Irvine 2nd Generation Restaurant Key Money Asset Sale – **PRICE REDUCTION**



13824 Red Hill Ave., Tustin, CA 92780

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

13824 Red Hill Ave., Tustin, CA 92780

The Details



KEY MONEY

\$259,000.00 \$150,000

CURRENT RENT & NNN/CAM

Monthly Rent: \$2,925.00

Annual Increases: 3%

Monthly NNN/CAM: \$1,473.00

CURRENT LEASE TERM & OPTIONS

TERM: 5 Years - Expires October 31, 2026

OPTIONS: 1 X 5 Year Option Period @ FMV (Subject to Landlord approval)

SIZE

1,500 Sq. Ft. with Rear Loading exit

NEARBY RETAILERS


				
				

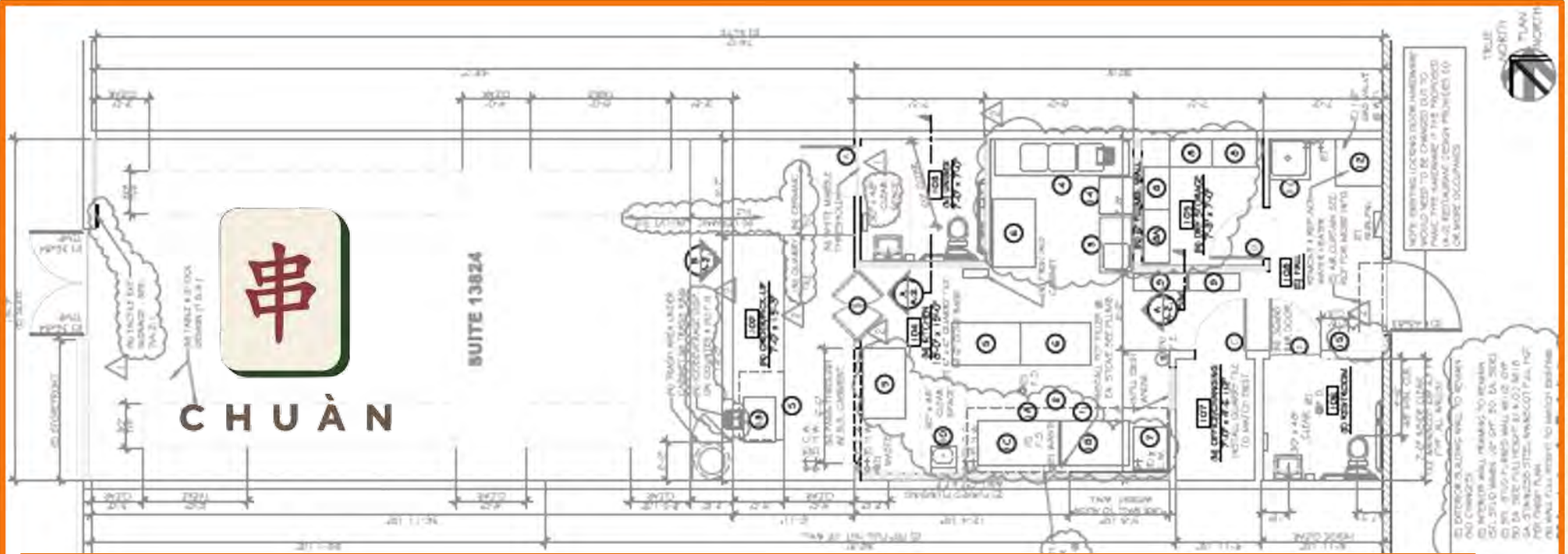
HIGHLIGHTS & FEATURES

- Approx. 16 Ft. Type 1 Hood, Grease Interceptor (FF&E List Available)
- Plug And Play Adaptable For Many Types Of Concepts
- Pylon Sign Panel @ Main Entry & Free Parking
- Convenient Delivery App Location (1-5 Mile Radius)
- Rare Turnkey Location In High Barriers To Entry Tustin/Irvine Trade Area
- Next To 5 Fwy @ Red Hill 329,000 cars/daily OCTA Traffic Flow Map 2019

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Description




CHUAN by Yang's is the new social dining concept created by the team behind Yang's Braised Chicken Rice. CHUAN by Yang's offers a variety of fried skewers along with a wide selection of appetizers and rice dishes. The menu was curated with the objective of harmony through every item selection. The essence of fried skewer is to keep ingredients' original flavor and use the simplest cooking techniques. What sets CHUAN apart is the Midas Touch - four uniquely flavored dipping powder and sauces, a mix-n-match to be made by our own customers to his/her own liking.

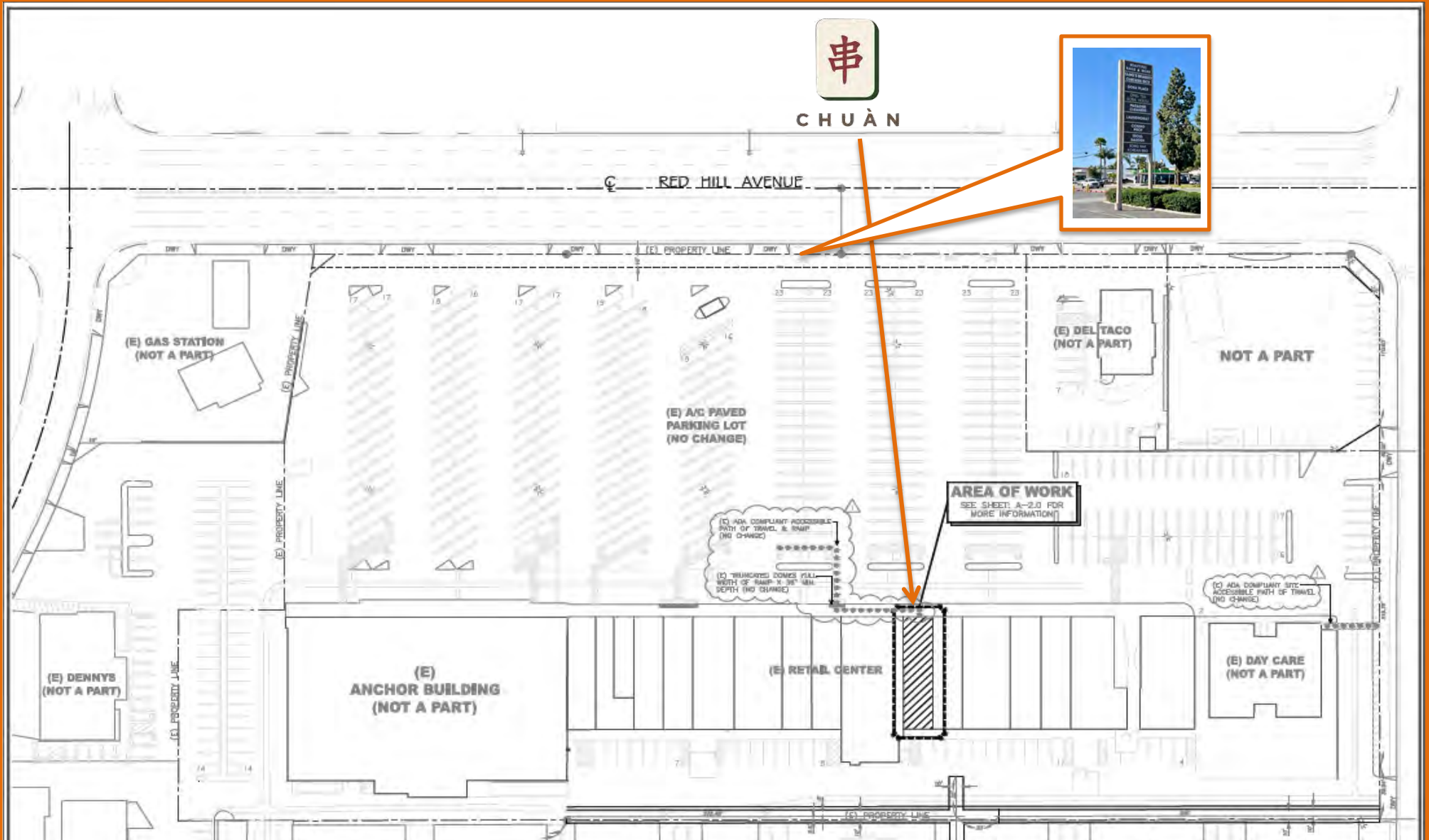
To learn more, check out Chuan by Yang's, check out their Instagram Page here:



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REFER TO (E) PARKING TABULATION ON T-1.0 FOR MORE INFORMATION



**PRIMARY TRADE AREA
DEMOGRAPHICS.**

251,906
population

91,015
households

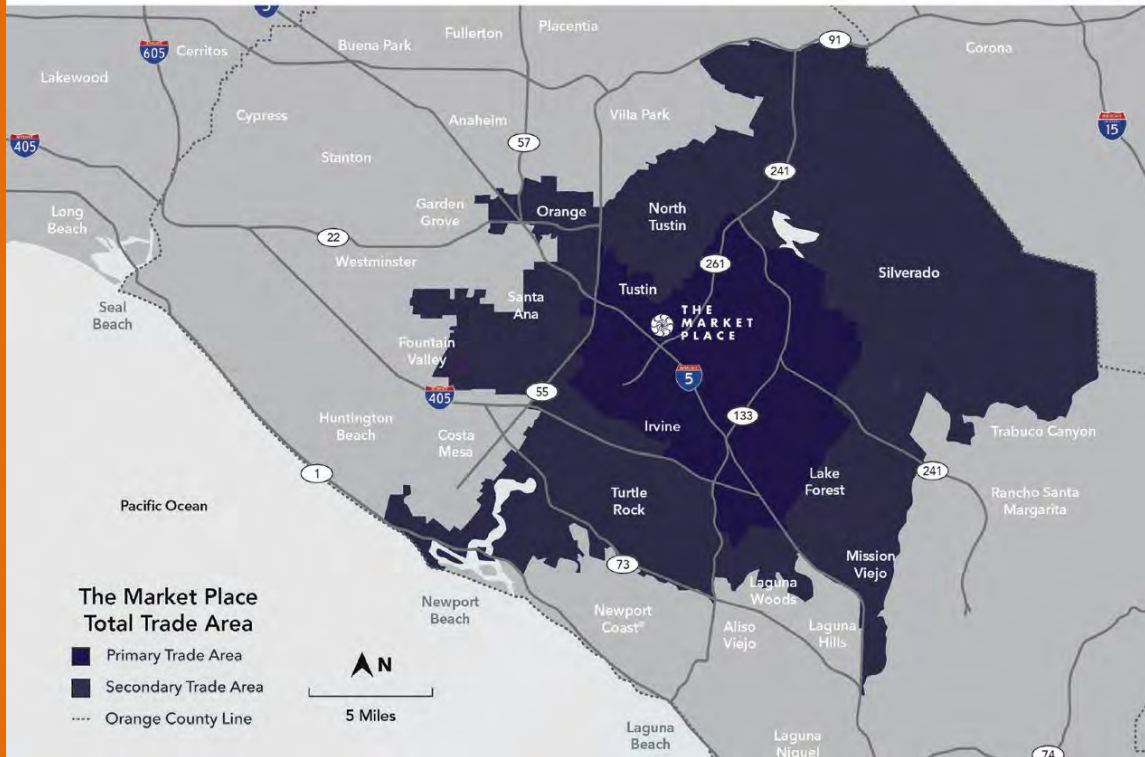
49%
age 25+ BA
or higher

\$961,190
average
home value

\$6,746
food at home
(annual average HH
spend 33% higher than
the national average)

\$6,143
food away from home
(annual average HH
spend 32% higher than
the national average)

SOURCE: Claritas 2020.



**NEARBY SCHOOLS
AND COLLEGES.**

IRVINE VALLEY
COLLEGE
23,000+ students

ARNOLD O. BECKMAN
HIGH SCHOOL
3,000+ students |
GreatSchools rating: 9/10

NORTHWOOD HIGH
SCHOOL
2,100+ students |
GreatSchools rating: 10/10

IRVINE UNIFIED SCHOOL
DISTRICT
49 schools | 36,000 students
GreatSchools city rating: 10/10

LEGACY MAGNET
ACADEMY
Opening fall 2020 |
700+ students

TUSTIN UNIFIED
SCHOOL DISTRICT
35 schools | 24,000 students
GreatSchools city rating: 7/10

IRVINE HIGH SCHOOL
1,900+ students |
GreatSchools rating: 10/10

**NEARBY BUSINESSES
AND EMPLOYEES.**

98^K
businesses
within a 15 min drive

924^K
employees
within a 15 min drive

138^M
square feet of office space
within a 15 min drive

SOURCE: 2019 Ed-Data, ivc.edu, 2018. cityofirvine.org, tustin.k12.ca.us, Claritas 2020.

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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