

# PRIME TURN-KEY RESTAURANT OPPORTUNITY

18441 COLIMA RD, ROWLAND HEIGHTS, CA 91748

Asking Price: **\$220,000**



Established 30-Year  
Asian Culinary  
Landmark in the Heart  
of Rowland Heights

Space: **3,318 SF**

Capacity: **~100**

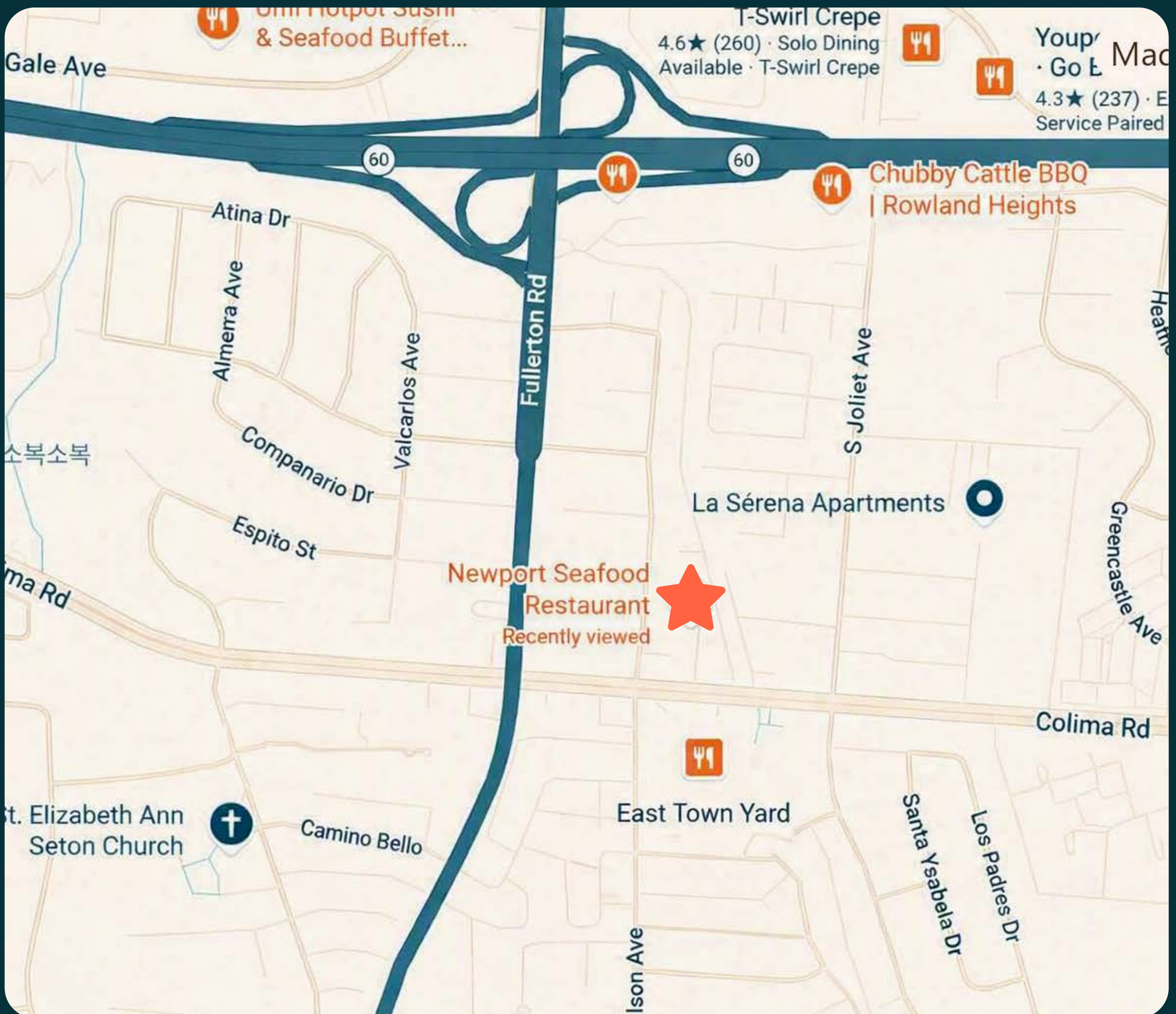
Rent: **~\$14,600 / Month**  
**(\$4.40 / SF, INCLUDES NNN)**

Type: **Asset Sale (No Brand  
Included)**



# UNBEATABLE CROSS-COUNTY LOCATION

- **The Nexus of SGV & OC:** Positioned directly on Colima Road at the border of Los Angeles County and Orange County, drawing high-frequency regional traffic from Rowland Heights, Hacienda Heights, Diamond Bar, Brea, and Fullerton.
- **Anchor & Plaza Synergy:** Located in a bustling, high-volume retail center anchored by **Good Fortune Supermarket**, and neighboring **Hong Kong Plaza** and **Pacific Plaza**.



# BELOW-MARKET LEASE TERMS

- **All-In Gross Rent:** At **\$4.40 / SF** including **NNN**, this lease structure is significantly below the Colima Road market average, providing immediate overhead protection and maximum operating margin.

# TRUE PLUG-AND-PLAY / MINIMUM DOWNTIME

- **Live Seafood Infrastructure:** Includes built-in, fully functional live seafood tank systems.
- **Upgraded Building Systems:** Features **newer HVAC units** and a **newer heavy-duty kitchen cook line** and walk-in cooler and freezer.
- **Immaculate Condition:** Spotlessly maintained commercial kitchen and dining room.

# ENHANCED SECURITY & PEACE OF MIND

**Sheriff's Patrol Protection:** The shopping center features dedicated Sheriff's Patrol, offering an exceptionally safe dining environment for evening and late-night patrons.



# KITCHEN



# PROPERTY SPECIFICATIONS & SUMMARY

| Feature                | Details                                                                         |
|------------------------|---------------------------------------------------------------------------------|
| Address                | 18441 Colima Rd, Rowland Heights, CA 91748                                      |
| Key Money              | \$220,000                                                                       |
| Building Size          | 3,318 SF                                                                        |
| Seating Capacity       | 100                                                                             |
| Monthly Rent           | Approx. \$14,600 / Month (\$4.40 / SF NNN included)                             |
| Key Equipment Included | Live seafood tanks, newer HVAC, newer cook line/hoods, walk-in refrigeration... |
| Transaction Type       | Asset Sale (Excludes brand name, proprietary recipes, and trade name)           |
| Reason for Sale        | Owner Retirement                                                                |



# EXCLUSIVE LISTING AGENT

**Lara Liu**

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## SHOWING INSTRUCTIONS:

Confidentiality Notice: Please do not disturb store employees, management, or ongoing operations. All on-site tours and financial disclosures must be arranged through the listing agent by appointment only.