

Fixturized Freestanding Alpine Restaurant

FOR LEASE



Please DO NOT Disturb the Tenant

2225 Alpine Blvd., Alpine, CA 91901 / 5,000 SF + 5,000 SF Basement + Possible Patio Space



PRIME

Alpine Location

- ◇ Amazing opportunity for a restaurateur to become a part of an iconic Alpine landmark - in business for over 50 years!
- ◇ Fully fixturized restaurant with a large bar/lounge area, and NO key money
- ◇ Phenomenal signage visibility on Alpine Blvd., Alpine's main drag
- ◇ Tenant Improvement Allowance available for the right tenant
- ◇ Type 47 liquor license available to transfer
- ◇ High disposable income of \$108,000
- ◇ Easily accessible, right off the I-8 Freeway, with abundant onsite parking
- ◇ Centrally located on Alpine Blvd., with potential outdoor patio opportunity
- ◇ An incredible fit for a variety of concepts, including a brewery, gastropub, sports bar, family style and more



TAKE VIRTUAL TOUR →



Renowned Neighbors



Floor Plan



2225 Alpine Blvd., Alpine, CA 91901





01



02



03



04



05



06



07



08



09



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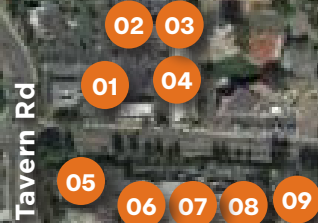
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16






Demographics



5 MINUTES

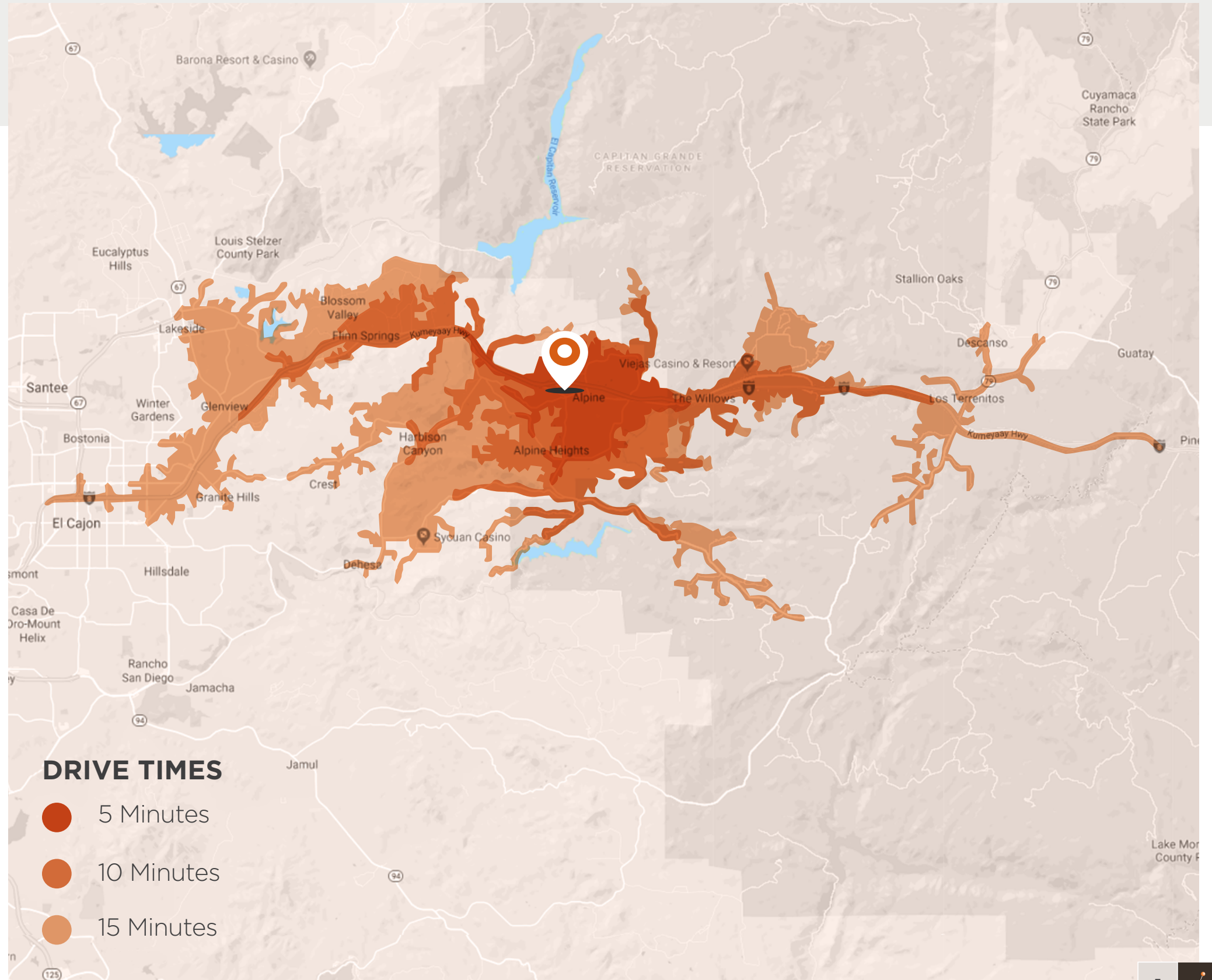
 Daytime Population	2,131
 Population	7,072
 Average HH Income	\$98,294

10 MINUTES

 Daytime Population	4,717
 Population	17,478
 Average HH Income	\$108,412

15 MINUTES

 Daytime Population	18,358
 Population	61,608
 Average HH Income	\$91,081



Leasing Inquiries



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