

ASSET SALE

Freestanding Type 47 Bar & Restaurant in Anaheim

6,892 SF + 800 SF Patio

PRICE: \$595,000

LOCATION: 1625 W Katella Ave., Orange CA

REASON FOR SELLING: New Ventures

DEAL STRUCTURE: Cash

SIZE: 6,892 SF + 800 SF Patio

RENT: \$3.30/SF + \$1.13/SF NNN

LEASE TERM: 6 years + 3 Five Year Options

ABC LICENSE: Type 47

PARKING: Parking Lot

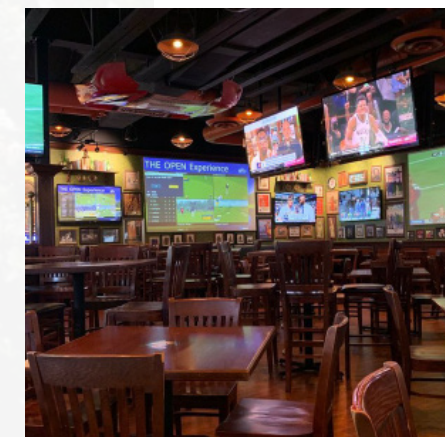


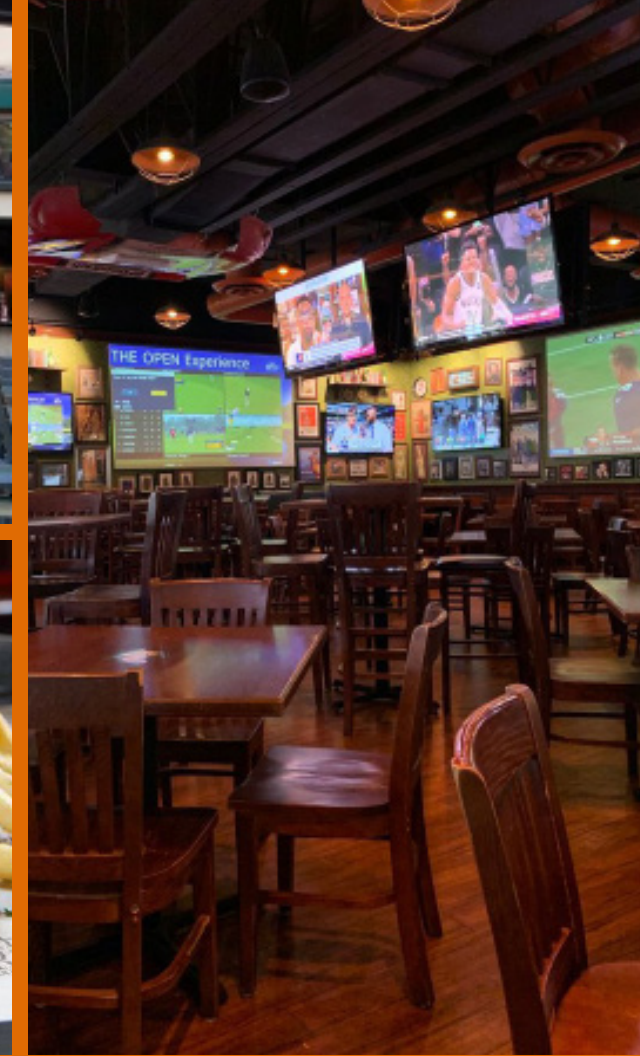
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Currently
The Tilted Kilt



**Freestanding Restaurant
with Type 47 License**



- Great opportunity to purchase a freestanding restaurant/bar in Anaheim
- Fully fixtured kitchen and large indoor/outdoor bar - Type 47 license available to transfer

- Highly visible corner location with patio space in the front and the rear
- Historically high volume location - consistently the best performing Tilted Kilt in the chain

- Ample amount of parking for customers provided by the shopping center
- Located in a high daytime and nighttime traffic location near the Honda Center, Angel's Stadium, several business parks, Chapman University & more

