

# ASSET SALE

## RESTAURANT



### **OFFERING MEMORANDUM FOR:**

**47 W Main St #3510, Alhambra, CA 91801**

Alhambra, CA

# ASSET SALE DESCRIPTION



Located in the heart of Alhambra's vibrant Main Street commercial district, this restaurant occupies a prime corner position within the Alhambra Mosaic—an active mixed-use destination known for its diverse dining scene, curated boutiques, and neighborhood entertainment.

The property offers excellent visibility at the signalized intersection of 1st Street and Main Street, surrounded by a strong mix of local favorites and national retailers. Spanning approximately 4,700 square feet, the space is complemented by two outdoor patios totaling roughly 600 square feet, making it a well-established neighborhood destination.

Currently operating as two complementary concepts under a shared Type 47 liquor license, the space presents a compelling opportunity for an owner-operator to maximize multiple dayparts and concepts while serving a loyal and supportive local customer base.



**PACIFIC EDGE**  
PARTNERS

# KEY FEATURES

## HIGHLIGHTS

- Restaurant with built-in clientele in Main Commercial District in Alhambra, CA
- Type 47 Full Liquor Licence
- Two concepts each with their own patios
- Lease expires end of 2028 with a 5 year and 3 additional options.

**\*\*Equipment List Available on Request**

## RENT

**\$14,460 + \$3,280 NNN**

## ASKING PRICE

**\$299,000**



## LOCATION

**Alhambra CA**

**47 W Main St #3510, Alhambra, CA 91801**



## BUILDING SF

**Approximately 4,700 SF  
+ 2 Patios approx 600 SF  
total**

## PARKING

**Parking lot available behind  
building**







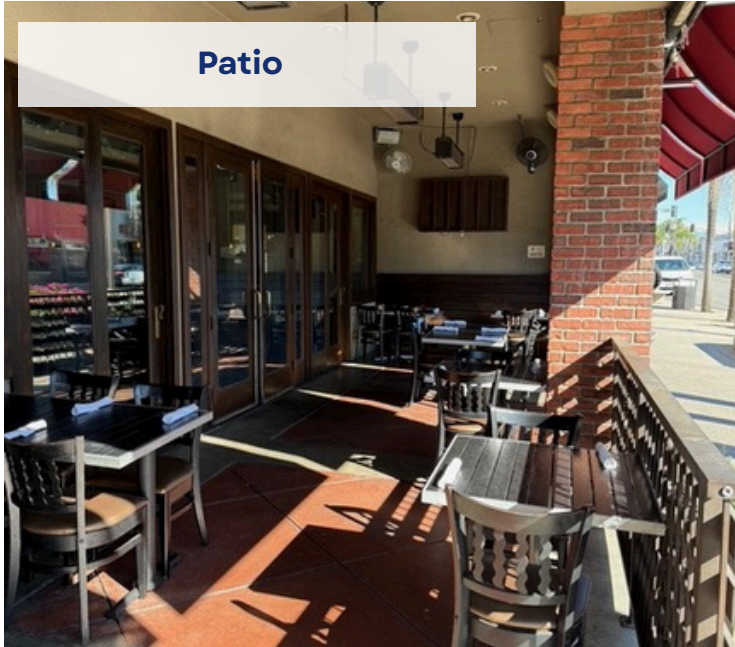
# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



Patio



Patio



# INTERIOR PHOTOS



**Dining Area**



**Bar Area**





# PATIO PHOTOS





# KITCHEN PHOTOS



For More Info Contact

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**PACIFIC EDGE**  
PARTNERS

**46-E Peninsula Ctr #447**

**Rolling Hills Estates, CA 90274**

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