

11410 South St, Cerritos 90703

RD - Cerritos South of 91 Frwy, W of Norwalk

STATUS: Active

LISTING ID: SB17186144

PARCEL #:

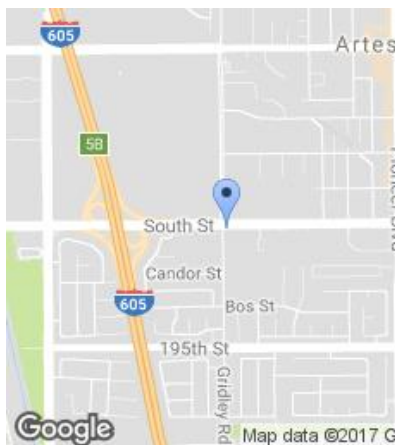
LIST PRICE: \$177,000

LIST CONTRACT: 08/10/17

PROP TYPE: Business Opportunity

PROP SUB TYPE:

LIST \$ ORIGINAL: \$177,000



SOFT(SRC):  
 SOFT LOT:  
 ACRES:  
 BUSINESS NAME:  
 BUSINESS TYPE: Restaurant  
 YEAR ESTABLISHED: 2012  
 YEAR BUILT:  
 SLC:  
 LEVELS:  
 CURRENT USE:  
 MONTHLY RENT: \$2,069  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS:  
 ENTRY LEVEL:  
 BUILDING STATUS:  
 OCCUPANCY:  
 BUILDING \$/PER SQFT:  
 LAND \$/PER SQFT:  
 DAYS ON MARKET: 69  
 COUNTY: Los Angeles  
 PARCEL MASTER:  
 INVEST?: A/C:  
 FENCE: HEAT:

DESCRIPTION

\*\*\*This restaurant is very busy, serving lunch & dinner with Japanese style Teishoku menu (Teishoku=Set menu dishes style) & Beer/Wine. \*Previously sushi restaurant, Ramen ( Japanese noodle), and now Japanese Teishoku. \*This restaurant is very close to 605 & 91 Free ways. \*This mall name is South Guildley Plaza, located at corner of South St & Gridley Rd, and there is a Carl's Junior & many other shops. \*Please don't talk about "for sale" with any employees who don't know about it yet.

REASON FOR SELLING:New venture

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
 HEATING:  
 LAUNDRY:  
 CLEARANCE:  
 INDUSTRIAL TYPE:

OFFICE CLASS:  
 ROOFING:  
 SECURITY:  
 CONSTRUCTION:  
 LOT:

ELECTRICITY:  
 AMPERAGE:  
 VOLTS:  
 UTILITIES:  
 WATER:

BUSINESS DETAILS

OWNERSHIP: Sole Proprietor  
 DAYS / HOURS OPEN: Open Saturday  
 FULLTIME EMPLOYEES: 1  
 LEASE EXPIRES: 07/31/20  
 EQUIPMENT VALUE:

SPECIAL LICENSES: Beer/Wine  
 PART TIME EMPLOYEES 9  
 ACTUAL RENT: \$2,069  
 INVENTORY VALUE:

YEARS CURRENT OWNER: 5  
 HOURS OWNER WORKS:  
 LEASABLE SQFT: 1,040  
 MONTHLY NNN:  
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT:  
 TOTAL SQFT:

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT:  
 LAND \$/PER ACRE:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:  
 UNCOVERED:

CARPORT:  
 PARKING RATIO:

LAND

LAND USE:  
 LOT SIZE DIM.:  
 TOPOGRAPHY:

BUILDER NAME:  
 ZONING:  
 SURVEY TYPE:

PARK NAME:  
 PHASE:

TERMS

LEASE RENEW OPTION?:  
LISTING TERMS:  
EXISTING LEASE TYPE:  
INCLUSIONS:  
EXCLUSIONS:

LEASE ASSIGNABLE?: Yes  
FINANCIAL RMKS:  
CLOSE DATE:

MIN. DOWN AMOUNT:  
OWNERSHIP TYPE: Sole Proprietor

**OWNER / TENANT**

OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

# of UNITS LEASED:  
ANCHORS / CO-TENANTS:

MOVE-IN:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENTIAL MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

**PHOTOS**

CUSTOMER FULL- Business Opportunity

LISTING ID: SB17186144

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Accuracy of square footage, lot size and other information is not guaranteed.