

AVAILABLE

8050 SOUTH ATLANTIC AVE
CUDAHY, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
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All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

EXCELLENT DRIVE-THRU RESTAURANT OPPORTUNITY!!! This site is comprised of a 1,364 square foot restaurant building on a 22,499 square foot parcel situated on the hard corner, lighted intersection of South Atlantic and Santa Ana Avenues in Los Angeles County. The restaurant offers excellent visibility, as demonstrated by the traffic count of 47,700 cars per day. The site also features reciprocal parking located in the center and four points of ingress and egress for greater accessibility. Atlantic Avenue serves as a main transportation corridor through Cudahy and Los Angeles County and is heavily populated with numerous national retailers including Kmart, Forever 21, Big Lots, McDonalds and Burger King. Conveniently located less than a mile from Interstate 710, this property is ideal for a variety of restaurant brands and genres. This site is zoned for Community Commercial and will support a wide array of restaurant uses. Opportunities like this rarely come available in Cudahy!

PROPERTY SPECIFICS



APN:	6224-010-024
Property Type:	Restaurant
Zoning:	Community Commercial
Restaurant Size:	1,364 Square Feet
Lot Size:	22,499 Square Feet
Lease Type:	NNN
Traffic Count:	47,700 Cars Per Day (2010)
Drive Thru Window:	Yes
Monument Sign:	Yes
Highways:	710
Corner Lot:	Yes

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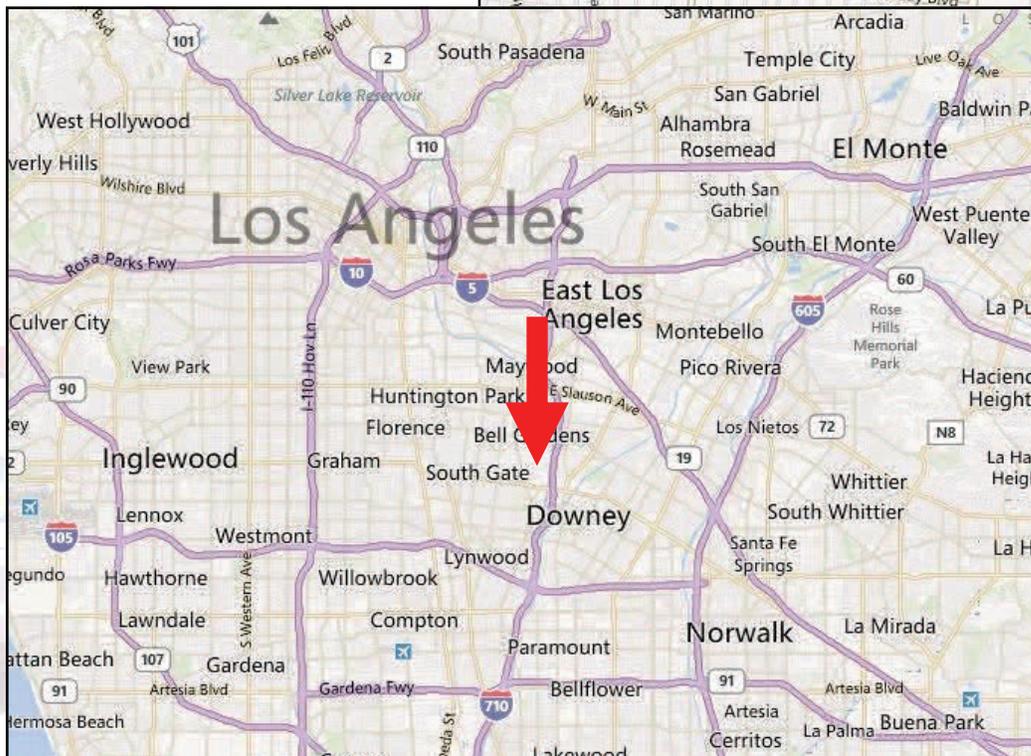
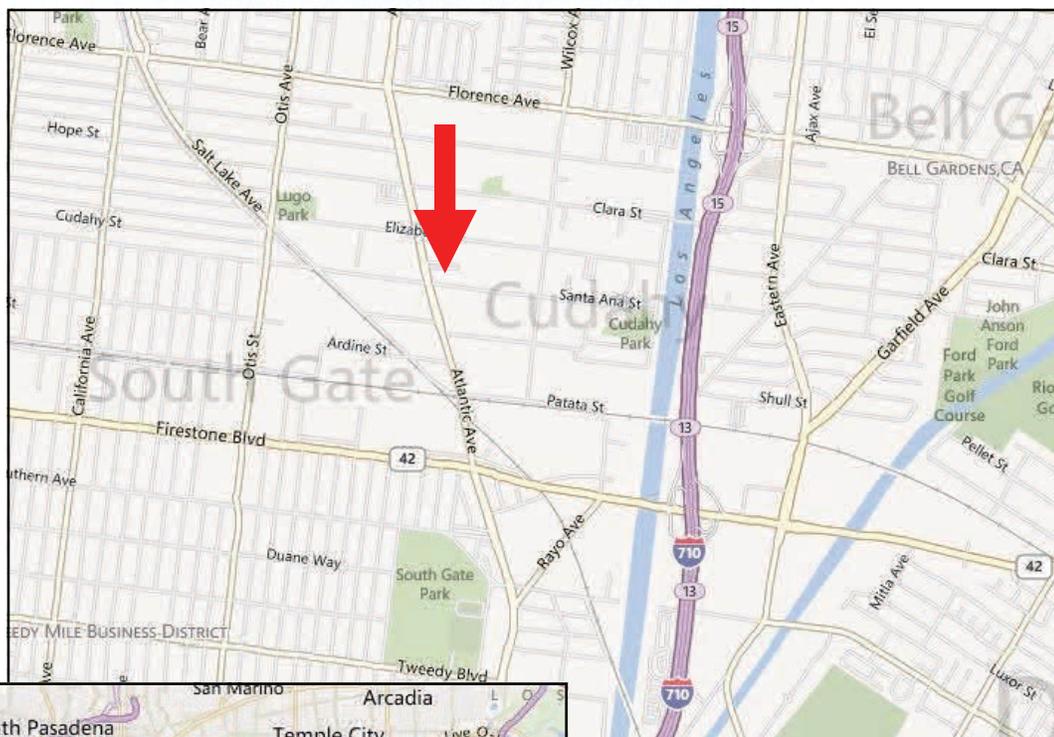
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MAP VIEW



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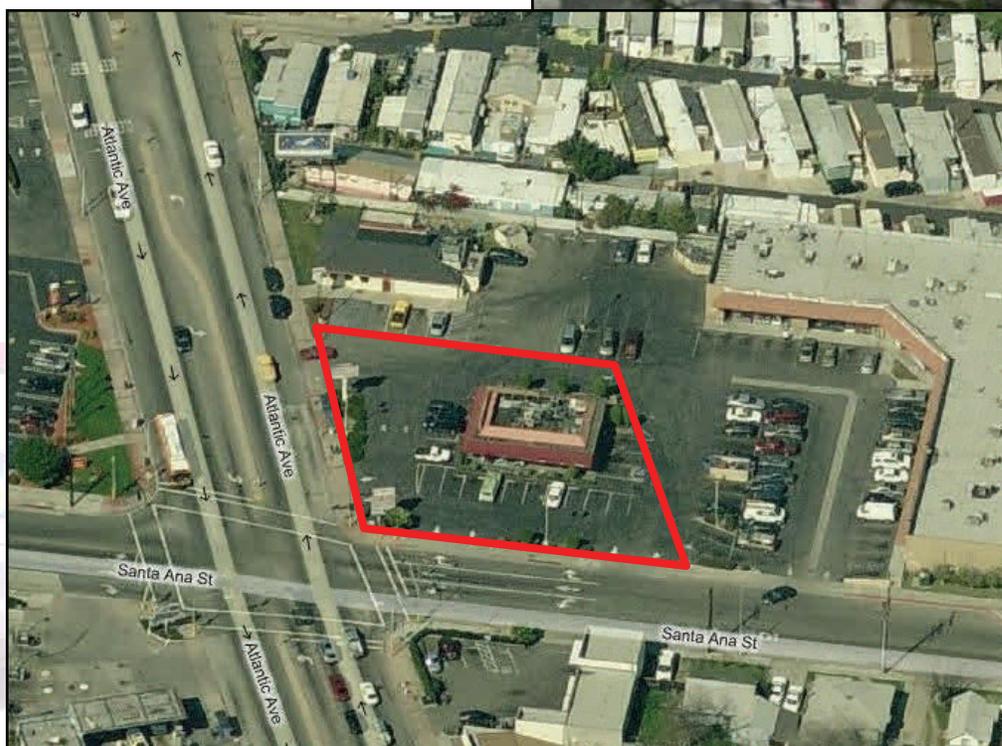
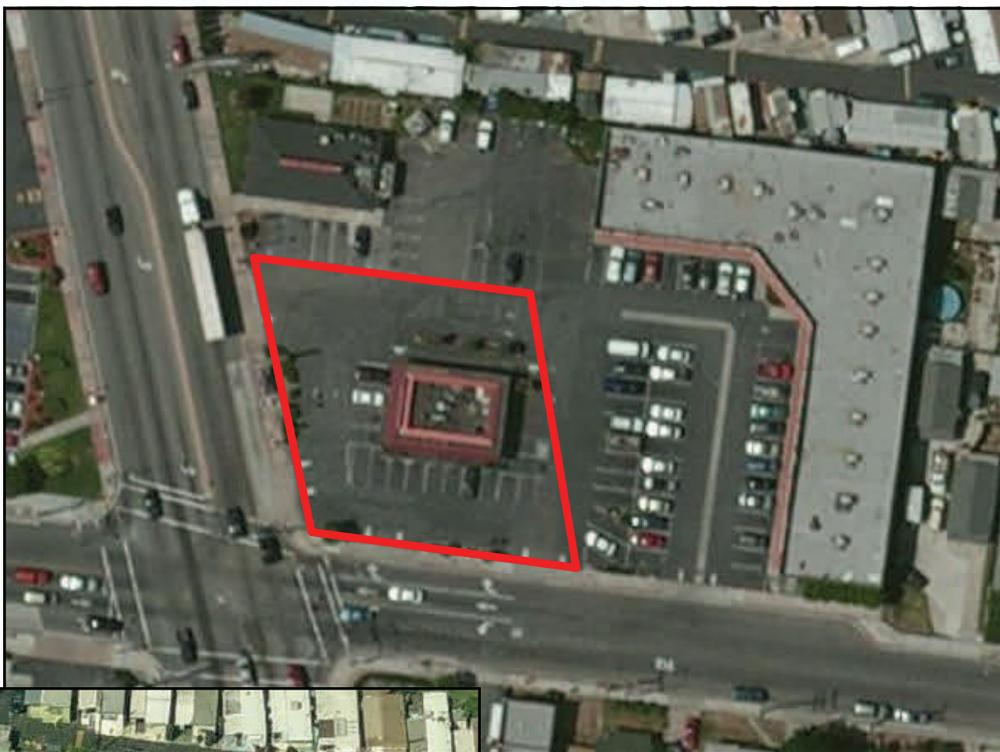
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**AERIAL
VIEW**



**BIRD'S EYE
VIEW**



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NEIGHBORING BUSINESSES



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	46,001	367,980	935,360
HOUSE HOLD INCOME	\$52,773	\$54,868	\$53,935

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