

RETAIL FOR SALE

HIGHLY ESTABLISHED TURN-KEY OPERATIONAL RESTAURANT: ±5,250 SF

244 S Main St, Porterville, CA 93257



OFFERING SUMMARY

SALE PRICE W/ EQUIPMENT:	\$400,000
PRICE PER SF:	\$76.19/SF
LOT SIZE:	0.62 Acres
BUILDING SIZE:	5,250 SF
ZONING:	C1
MARKET:	Central Porterville
SUBMARKET:	Downtown Porterville
PRICE / SF:	\$76.19

PROPERTY HIGHLIGHTS

- ±5,250 SF Freestanding Commercial Restaurant Building
- Turn-Key Operational Restaurant w/ Type 47 Liquor License
- Over \$300,000 Per Year in Gross Sales
- Newer Equipment and Improvements Included in Sale
- Quality Clean Kitchen, Full Bar, Lounge, & Open Areas
- Prime Location in a High Traffic Area on Main Retail Corridor
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Main Street is one of Porterville's most traveled retail corridor
- Walking Distance to Many Local and National Employing Businesses
- Functional Floor Plan w/ Multiple Dining, Banquet, & Bar Rooms

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PROPERTY OVERVIEW

Established ±5,250 SF Freestanding Restaurant building with an established presence in Porterville. Offers direct Main Street frontage, a FREE 1.24 acre city-maintained 81 space parking lot. Performing restaurant with over \$300,000 in gross annual sales and over 15,000 transactions per year. Features energy efficient upgrades, functional floor plan, private banquet rooms, fresh flooring, up-to-date fully operational turn-key kitchen, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, walk in coolers, hood range, multiple restrooms, and more. Significant opportunity to add a fully functional "Class A" bar upgrades as an addition component that is currently underutilized. Property has opportunity for hosting events, parties, civic/club meetings, and more. Sale includes all real estate, Type 47 liquor license, furniture, fixtures, equipment, inventory, and good will. Restaurant currently doing business as "The Cellar".

www.the-cellar-steak-house.business.site

LOCATION OVERVIEW

Located in the most desirable area of Downtown Porterville, north of E Orange Avenue, east of S Main Street, south of E Walnut Avenue and west of S B Street in Porterville, CA. Central location surrounded with close proximity to many restaurants, services and many other amenities. Nearby quality tenants include the South County Justice Center Courthouse, Bank of Sierra Corporate Offices, City of Porterville Hall, Porterville Recorder Newspaper, CA DMV, Proteus, Bank of America, Beneficial State Bank, United Staffing, and many more.



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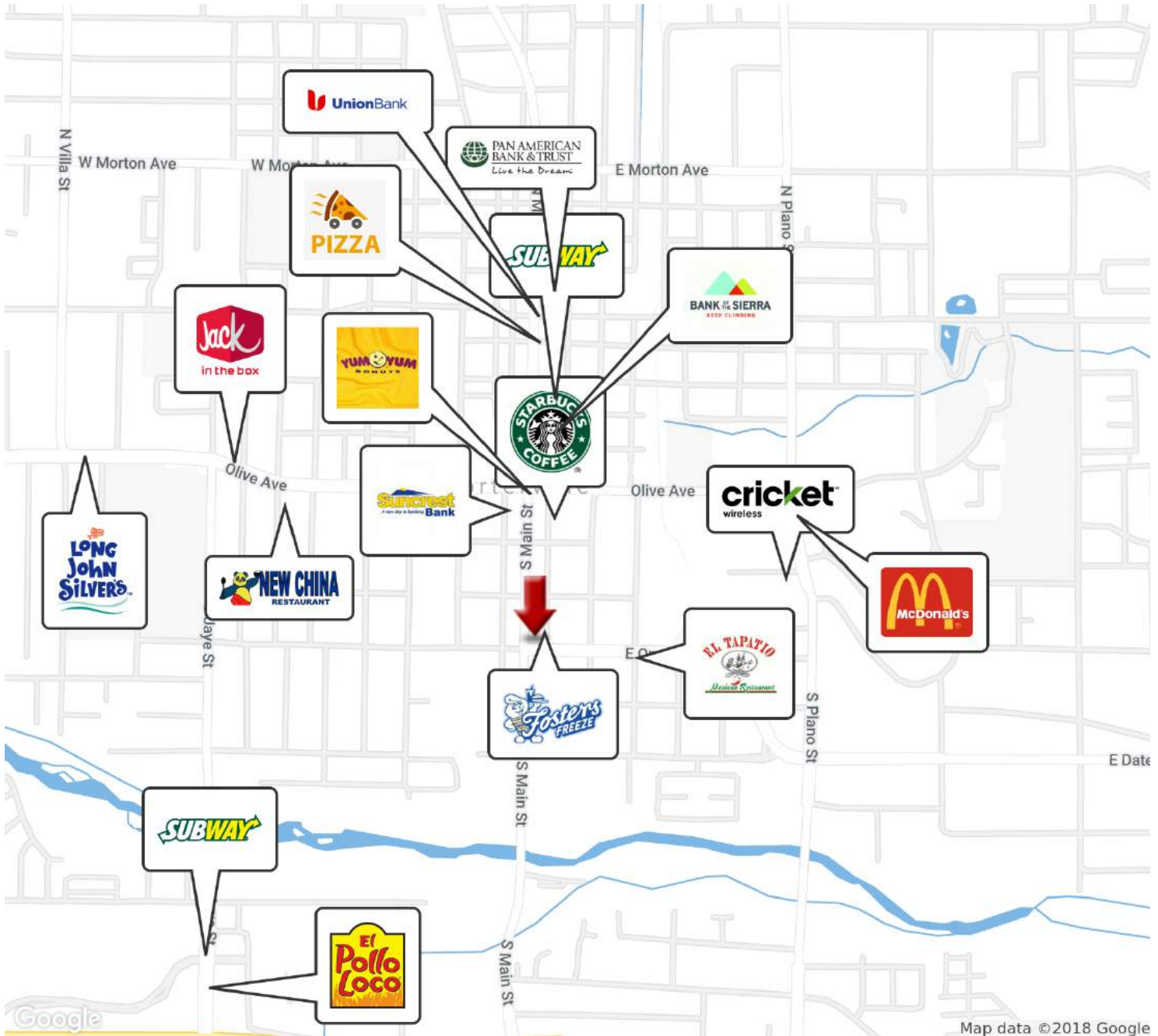


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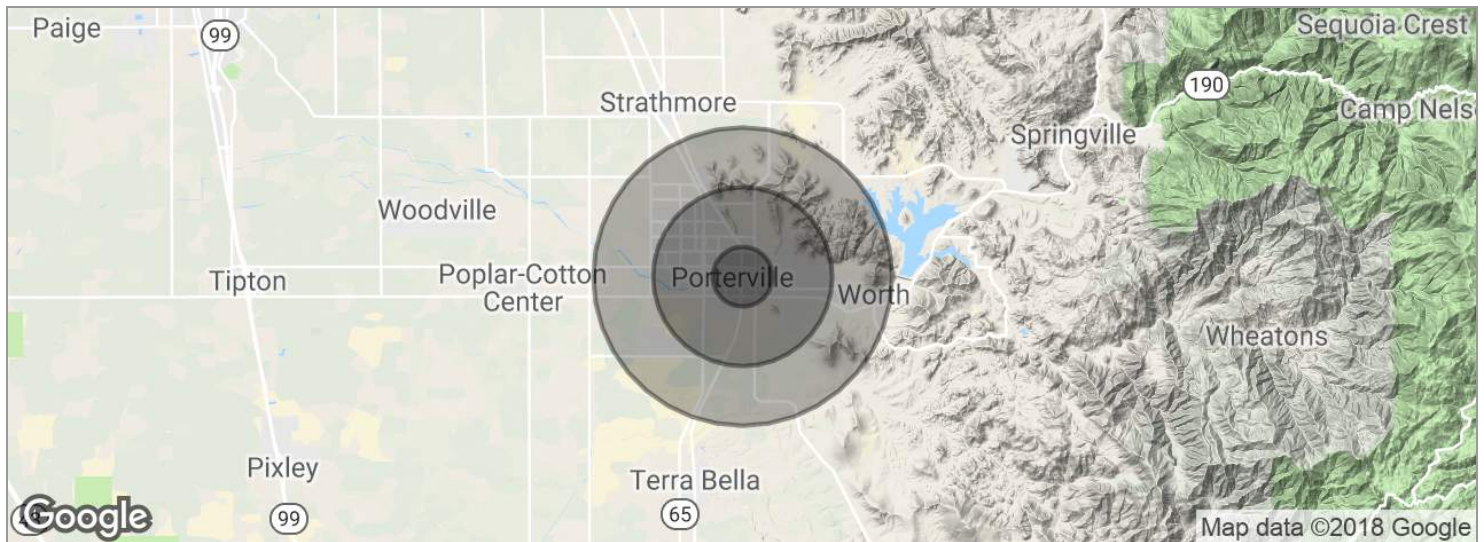


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,794	53,302	78,442
Median age	27.8	28.9	29.1
Median age (male)	26.2	27.3	27.7
Median age (Female)	29.5	30.7	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,296	15,758	22,988
# of persons per HH	3.4	3.4	3.4
Average HH income	\$38,904	\$45,497	\$51,052
Average house value	\$172,238	\$208,732	\$218,532
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	73.4%	64.4%	61.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	64.5%	71.3%	71.5%
Black	1.2%	1.1%	0.8%
Asian	2.6%	2.6%	3.6%
Hawaiian	0.1%	0.1%	0.1%
American Indian	2.1%	1.6%	1.6%
Other	26.3%	20.4%	19.0%

* Demographic data derived from 2010 US Census

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