

RETAIL FOR SALE

GENERAL STORE/RESTAURANT + HOME & ADDITIONAL LAND

16130 Sierra Way , Kernville, CA 93238



Sale Price

\$1,075,000

OFFERING SUMMARY

Building Size:	5,845 SF
Available SF:	±5,845 SF
General Store:	±1,950 SF
Home:	±1,820 SF
Garage/Freezer:	±900 SF
Storage Blds:	±1,175 SF
Lot Size:	1.1 Acres
Gross Income:	\$771,244
NOI:	\$98,566
Year Built:	1955
Market:	Bakersfield
Submarket:	NE Outlying Kern County

PROPERTY HIGHLIGHTS

- General Store, Restaurant, Home & Rental Income Opportunity
- Turn Key Purchase + Business + Home + Bonus Land
- ±1,950 SF Fully Operational Store & Deli
- ±1,820 SF Living Unit/Rental Property w/ Great Potential
- Perfect Opportunity for a Family Run Business
- Unique & Beautiful Property w/ 2-Story House
- Ample Guest & RV Parking Available + Large Grass Area
- Year-Round Guest Access from Sierra Way via CA-155
- Situated On Kern River 5-miles From Isabella Lake
- Easy to Operate Store, Deli, & Owner/Manager Home
- Close Proximity to Sequoia National Forest Campgrounds
- Situated In The Foothills Of The Sierra Mountains
- \$771,244 Gross Sales From Store/Restaurant

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PROPERTY DESCRIPTION

Operational business & rental income opportunity: offering ±5,845 SF consisting of ±1,950 SF of general store & restaurant, ±1,820 SF newly renovated living space, ±1,175 SF of additional storage & a ±900 SF garage/freezer. RiverKern General Store is the closest lodging to destinations such as “Trail of 100 Giants” and the wilderness areas of the southern Sierra Nevada Mountain Range. Steadily increasing clientele – including European and Asian travel agencies – continue to add a tour of the southern Sierras to their trips to LA, San Diego, Death Valley and Las Vegas. Kernville and Lake Isabella are popular fishing & recreational destinations.

RiverKern store: offers all camping essentials including groceries, beer/wine, camping/fishing supplies, clothing, & more! The Deli offers a wide variety of food on their menu with indoor/outdoor patio seating overlooking the nearby river & surrounding mountains. The store’s commercial kitchen has all equipment included such as BBQ Smoker, cooler, freezer, multi-section prep station, double basket fryer, flat top, hood oven, & walk in cold box with storage. Sales growth is from exposure to public through nearby expanded reservation media, and a steady increase in guests from Europe and Asia through OTA's. Analysis on Page 6 based on 14 summer weeks and 38 winter weeks.

Two story house: located in the rear has potential to be used by an owner/user or split into a duplex for rental income. The downstairs level consists of a full size kitchen, open living room, large master bedroom, recently renovated bathroom & laundry room. The upstairs offers an open living room, kitchen, dining room, 2 bedrooms, full bath & wrap-around balcony. Both levels have all new flooring & plumbing throughout.

The garage: has a large walk-in freezer box & storage for all store products & food. Offers a large storage building w/ storage expansion opportunity. Ample space for RV's, boats, trailers, & more! Tourists are attracted to the building all year round & often stop for the attractive patio dining.

LOCATION DESCRIPTION

Kernville is a year round town in the southern Sierra Nevada mountains, in Kern County located 42 miles NE of Bakersfield. Nearby Kern River is the southernmost major river system in the Sierra Nevada, and is the only major river in the Sierra that drains in a southerly direction. Kernville is just 159 miles from Fresno, & 164 miles from Los Angeles. Within close proximity to The Trails of 100 Giants, Lake Isabella, Sequoia Nation Forrest Campgrounds on the Kern River, Sequoia Lodge, & The Kern Valley Museum.



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INCOME SUMMARY

GENERAL STORE/RESTAURANT + HOME & ADDITIONAL LAND

General Store/Restaurant \$771,244

NET INCOME

\$771,244

EXPENSES SUMMARY

GENERAL STORE/RESTAURANT + HOME & ADDITIONAL LAND

Cost of Goods \$380,345

Utilities \$29,282

Telephone \$1,347

Insurance \$9,548

Repairs \$10,332

Licenses & Permits \$2,332

Accounting \$675

Payroll \$95,477

Payroll Tax \$29,056

Workers Comp \$5,150

Property Taxes (11280769%) \$12,127

Bank Charges \$11,754

Travel \$6,100

Truck \$6,847

OPERATING EXPENSES

\$600,372

NET OPERATING INCOME

\$98,566

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INVESTMENT OVERVIEW

GENERAL STORE/RESTAURANT + HOME & ADDITIONAL LAND

Price	\$1,075,000
Price per SF	\$184
CAP Rate	9.17%
Cash-on-Cash Return (yr 1)	13.37%
Total Return (yr 1)	\$57,539
Debt Coverage Ratio	1.78

OPERATING DATA

GENERAL STORE/RESTAURANT + HOME & ADDITIONAL LAND

Total Scheduled Income	\$771,244
Gross Income	\$771,244
Operating Expenses	\$600,372
Net Operating Income	\$98,566
Pre-Tax Cash Flow	\$43,114

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Subject Property



Nearby Kern River



Kernville, CA

KERVILLE, CA:

Kernville, CA is known for abundant camping & easy access to the Wild & Scenic Kern River. Living in Kernville offers residents a suburban rural mix feel surrounded by many bars, restaurants, & coffee shops. Kernville offers a vast amount of outdoor activities like kayaking, standup paddleboarding, fishing, fly fishing, kite boarding, sailing, water skiing, camping, horseback riding, hunting, sport shooting, rock climbing, & many others!

Kernville has a large tourist industry centered on the white water rapids of the Kern River. While white water rafting and kayaking are the main attractions, one can also enjoy mountain biking, rock climbing, and other outdoor activities. Fly fishing is also popular; in particular, the golden trout is highly sought after for catch and release fishing. Downtown Kernville has an Old West look and contains a number of restaurants, antique shops and motels.

POINTS OF INTEREST:

- Just north of Lake Isabella is the Kern River Hatchery. The Kern River Hatchery is also home to the Fishing and Natural History Museum, features picnic grounds and outdoor activities in the area.
- The Kern River Parkway Trail is a system of hiking and biking trails that extends along the Kern River from the mouth of the canyon to Hart Park in Bakersfield, California. The trail system is part of the larger Kern River Parkway, which includes several parks, picnic areas, and green spaces along the river.
- Major Events that take place in Kernville include whiskey flat days, Isabella lake fishing derby, Sirretta Street Sale, Rotary Classic Car Show, KRVA Art Festival, Country Music Tailgate Party, Rubber Ducky Races, Rock N Blues Fest, Fall Festival, Lake Isabella Christmas Parade, & many others! activities

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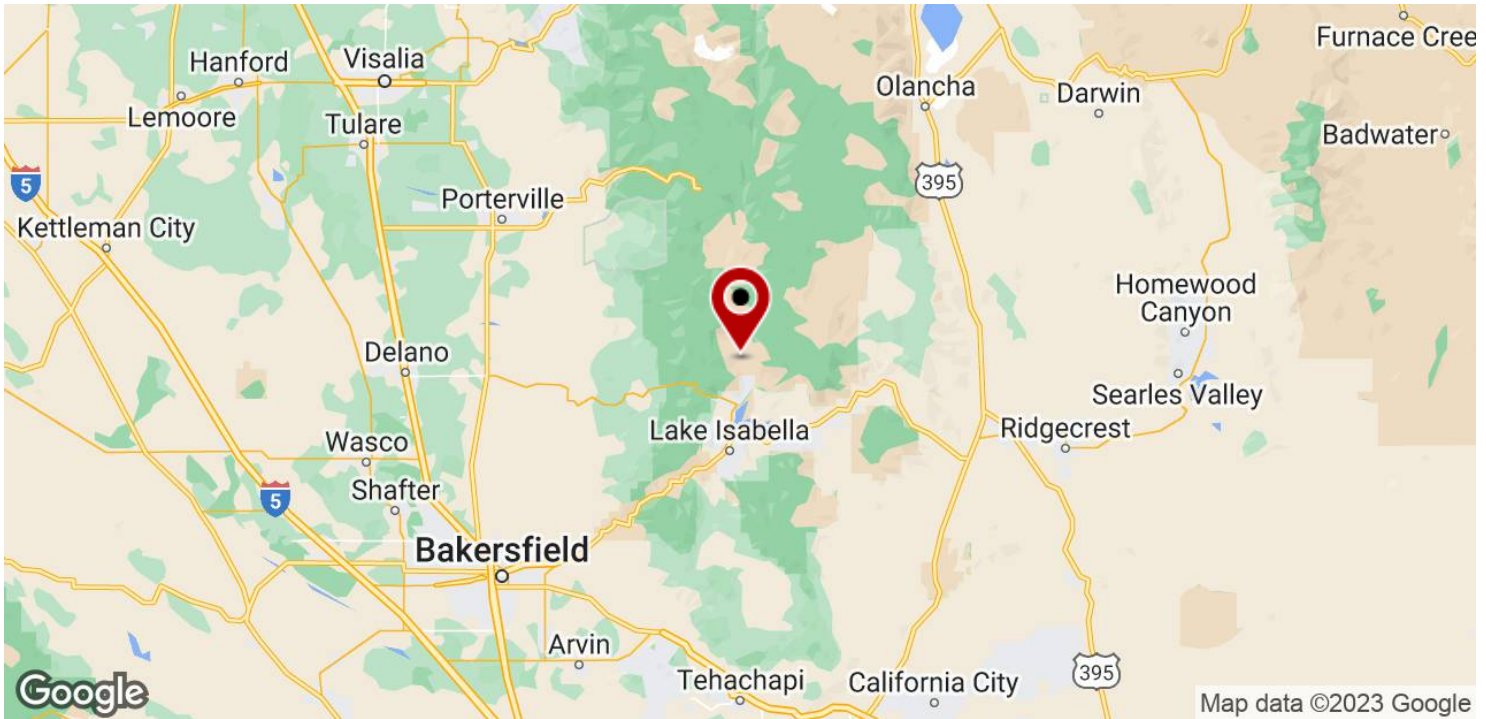
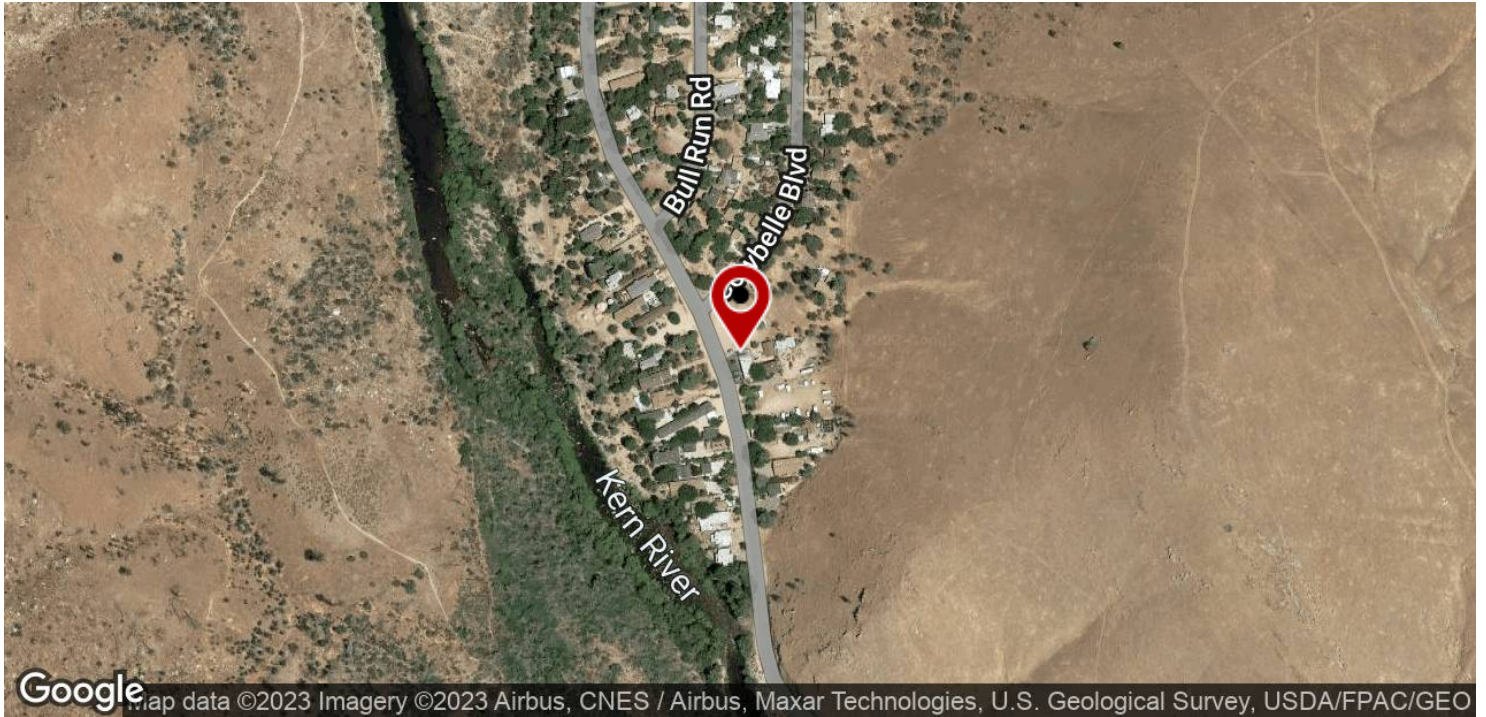
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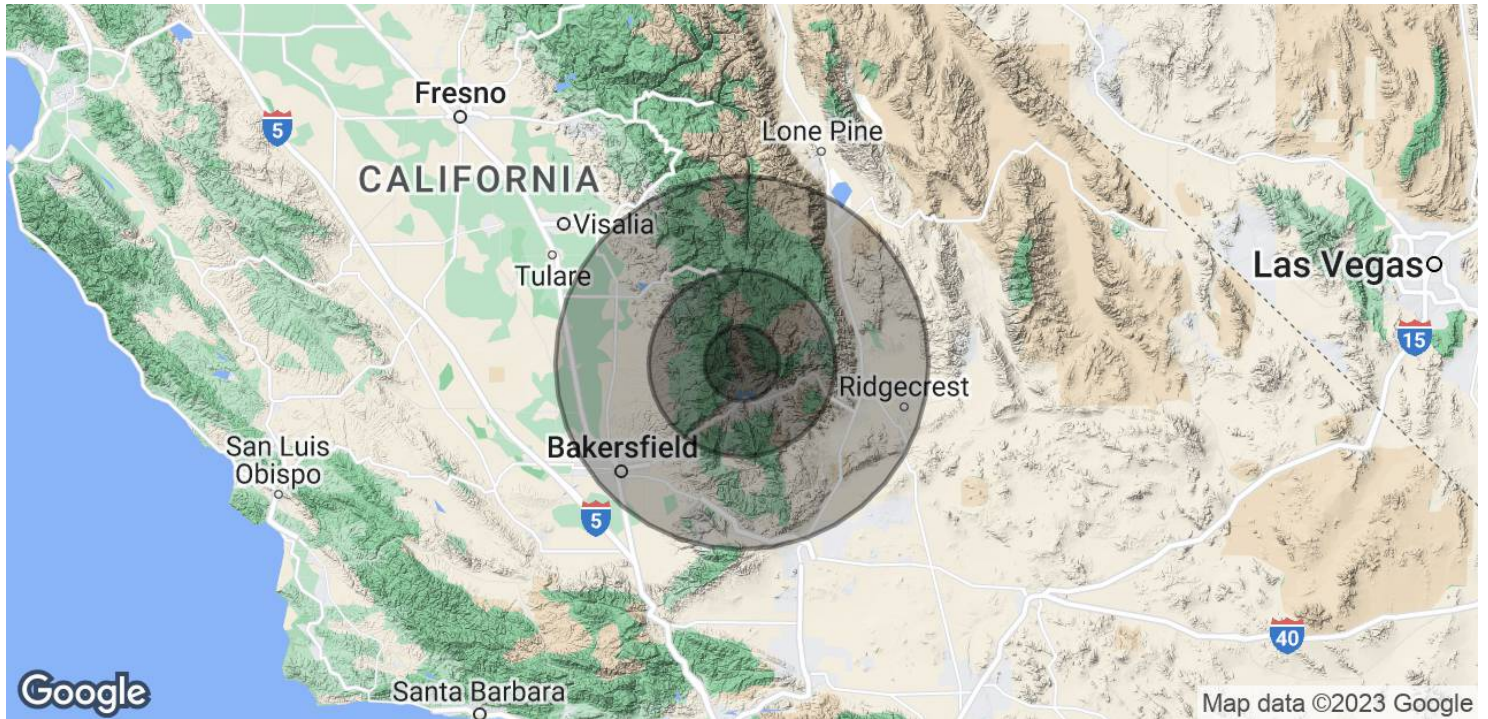
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POPULATION	10 MILES	25 MILES	50 MILES
Total Population	3,622	15,196	861,266
Average Age	52.9	50.3	32.9
Average Age (Male)	41.7	44.8	32.0
Average Age (Female)	59.3	53.6	33.6

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	2,921	10,231	286,625
# of Persons per HH	1.2	1.5	3.0
Average HH Income	\$26,880	\$33,770	\$67,116
Average House Value	\$155,271	\$165,659	\$204,079

ETHNICITY (%)	10 MILES	25 MILES	50 MILES
Hispanic	8.3%	9.4%	56.8%

* Demographic data derived from 2020 ACS - US Census

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