



// Mixed-Use Property In The Heart Of Belmont

Farm House Restaurant and Residences

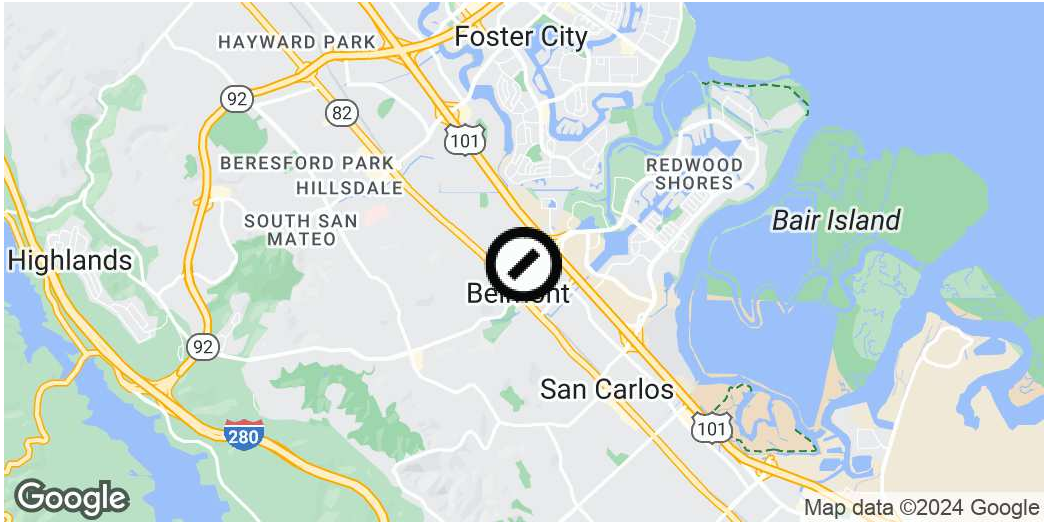
1309 SIXTH AVENUE // BELMONT, CALIFORNIA 94002

COMPASS
COMMERCIAL

Get in touch

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Executive Summary



Offering Summary

Sale Price:	\$3,400,000
Building Size:	±4,105 SF
Lot Size:	±6,148 SF
Price / SF:	\$828.26
Year Built:	1936
Renovated:	2017
Zoning:	VC (Village Core)
Market:	Silicon Valley

Property Overview

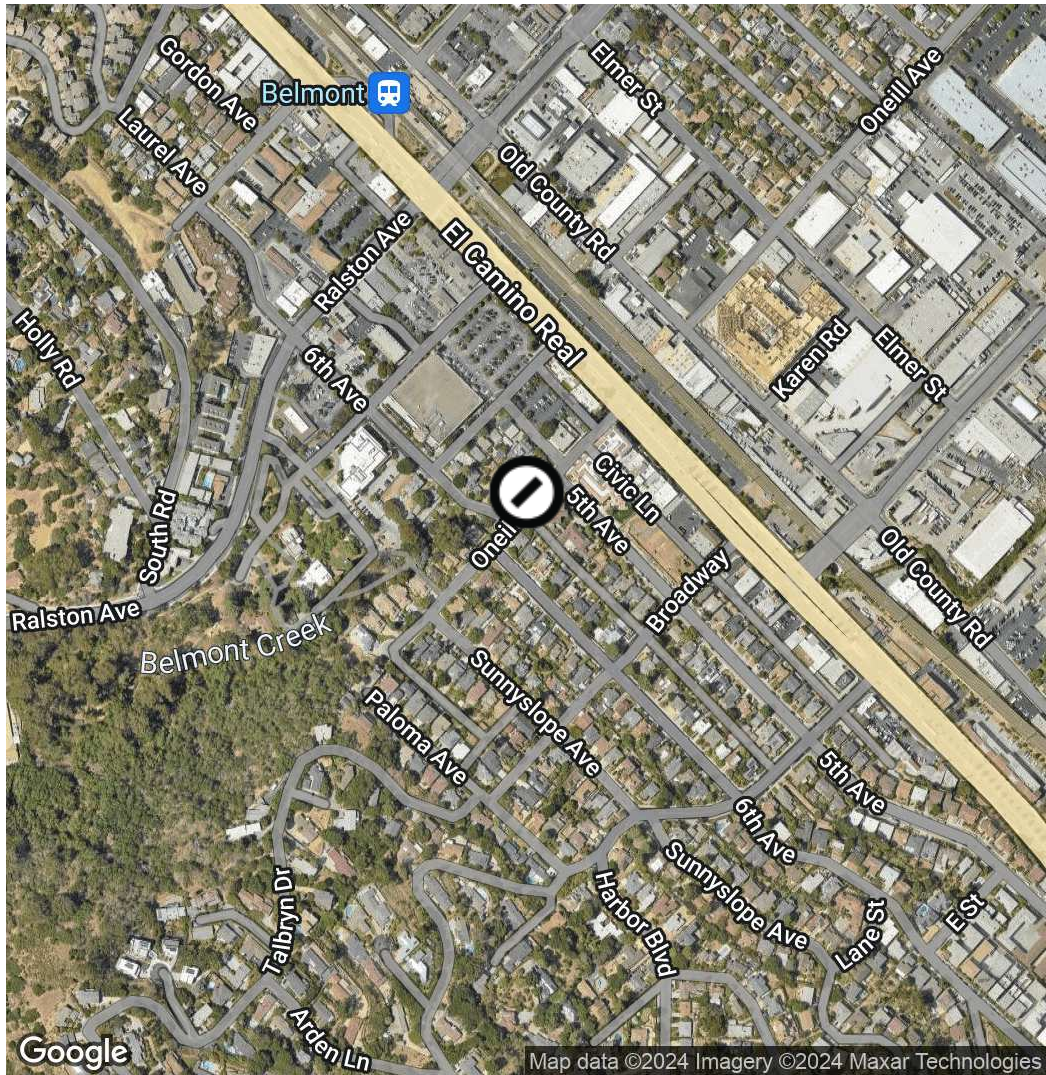
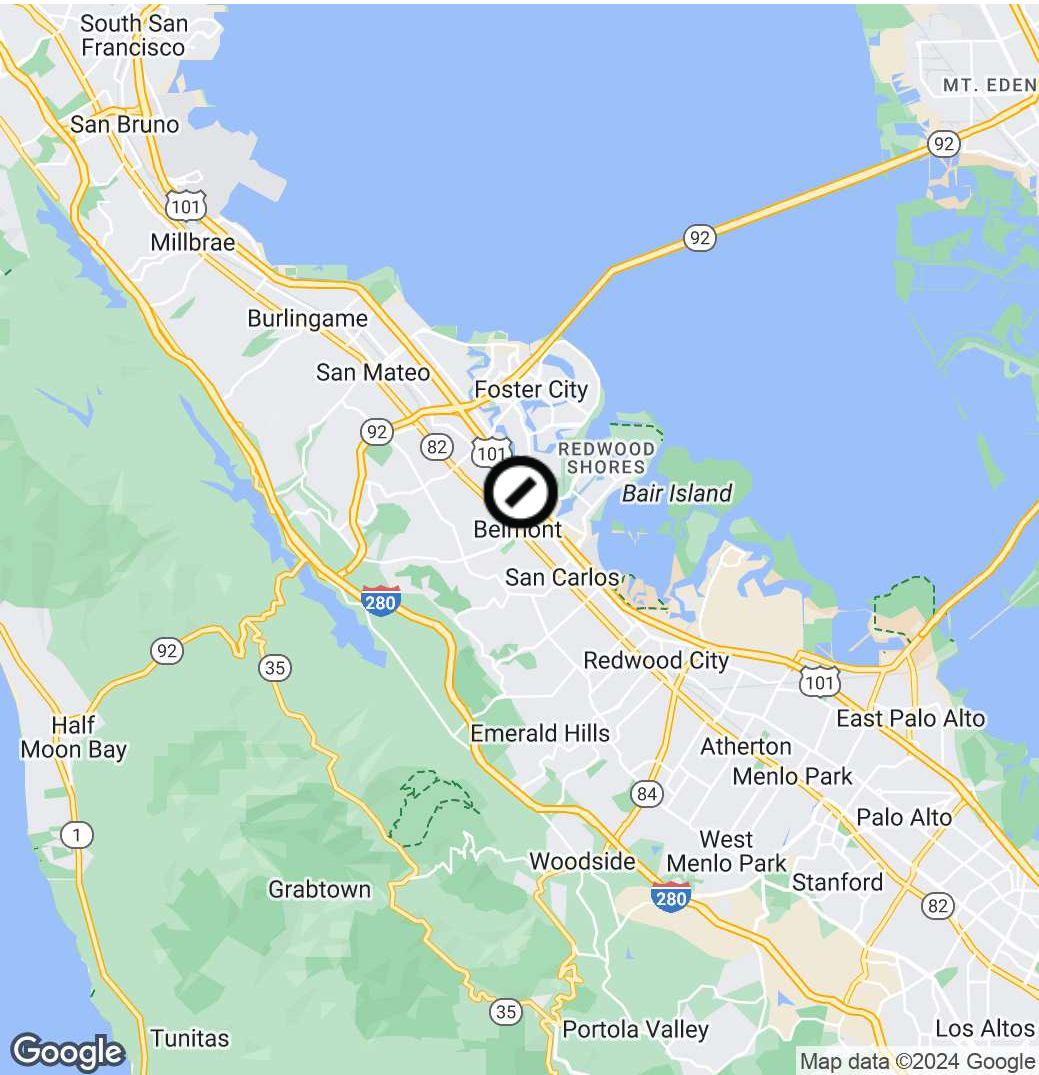
The Hanhan Commercial Group is pleased to offer the opportunity to purchase a mixed-use restaurant and residence situated in the coveted town of Belmont. The property consists of ±4,105 square feet (±1,650sf Restaurant and ±2,455sf Rented Residence) located on a ±6,500 square foot lot. Basement/Wine Cellar of ±478sf not included in square footage; 6'10" basement ceiling height. Buyer to verify square footage. The restaurant has indoor seating for approximately 45 guests and outdoor seating for about 36 guests.

Property Highlights

- Charming restaurant & residence tucked into picturesque Belmont
- Residence is a four-bedroom home with two master suites & basement
- Nearby newly constructed, high-density residential developments
- Easily accessible from El Camino Real, Highway 101 & 280 and CalTrain (8 minute walk)
- Located in a dense residential area / Affluent community + strong demographics
- Built-out patio area with a view of the surrounding hills
- Corner lot with rare dedicated onsite parking
- Basement wine cellar and garden area for true farm-to-table freshness

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Location Maps



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Exterior Photos



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Retailer Map



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Development Map



The Hayden Apartments

- Completed April 2024
- 177 Units
- Studio, 1-bedroom and 2-bedroom units

Firehouse Square

- Mixed-Use Development
- 66 apartments
- 15 townhomes
- 3,750sf of commercial space

ORACLE

SUBJECT PROPERTY

Artisan Crossing

- Mixed-Use Development
- 121,260 SF
- 250 units
- Studio, 1-bedroom and 2-bedroom units
- ±3,000sf of commercial space

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Property Description



Property Description

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Location Description

Explore the dynamic evolution of the Heart of Belmont, CA, where the property is nestled amid exciting developments in the Silicon Valley market. This thriving area is witnessing a surge of mixed-use developments, retail expansion, and modern residential projects, catering to the diverse needs of the community. The ongoing growth and revitalization initiatives promise to enhance the appeal of the area, making it an attractive destination for businesses and investors alike. With its strategic positioning in this burgeoning landscape, the property presents an exceptional opportunity to capitalize on the exciting transformations and the promising future of the Belmont market.

Parking Description

Rare four (4) dedicated parking spaces, plus street parking.

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Residential Overview



The residence is a 4-bedroom home with two master suites and a basement, totaling $\pm 2,455$ square feet. All occupants are long-term tenants, and some are restaurant employees. The monthly rental payments include utilities.

Unit	Monthly Income
Room 1	\$1,735
Room 2	\$1,735
Room 3	\$1,435
Room 4	Vacant

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Interior Photos - Restaurant



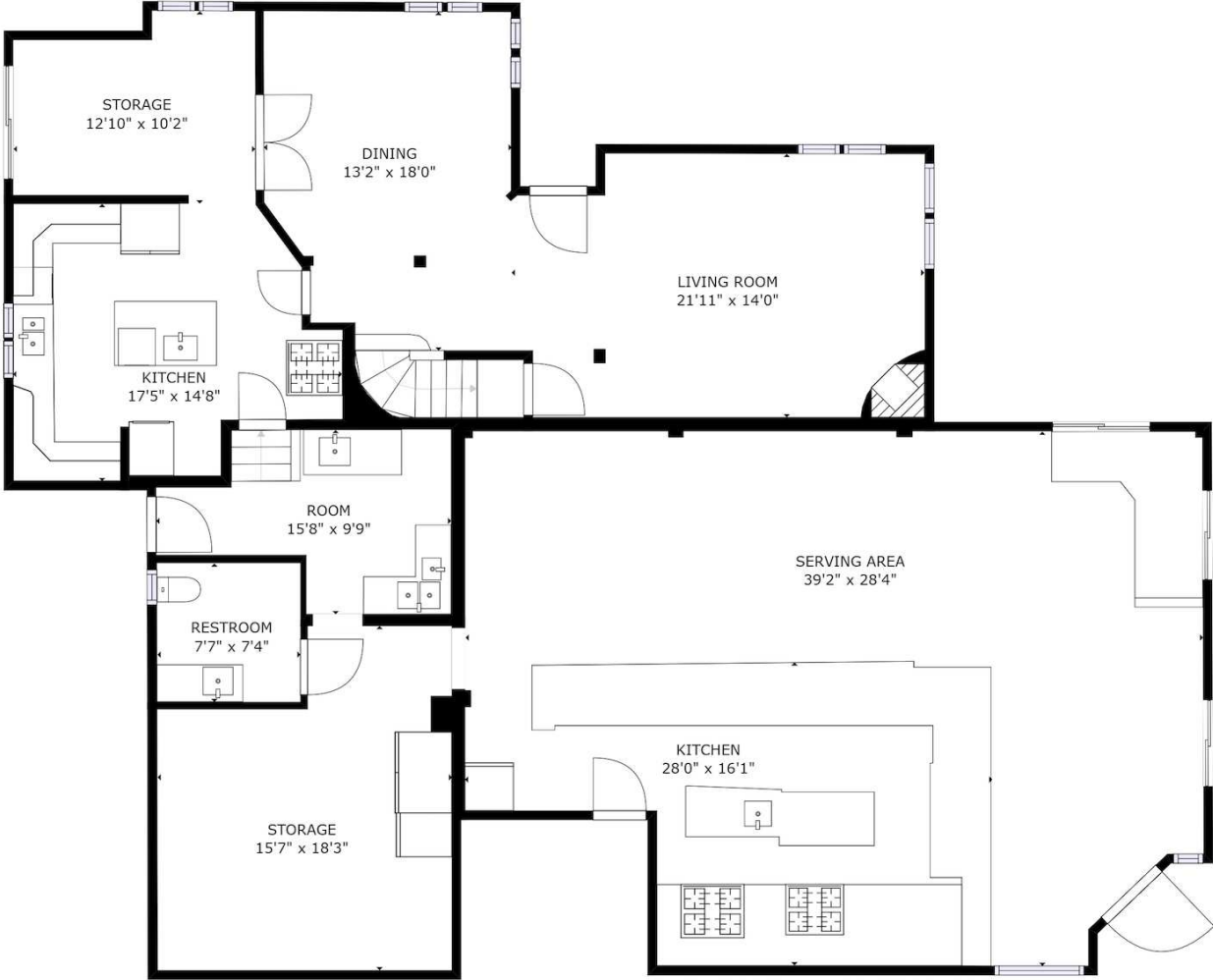
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Interior Photos - Residence



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Floorplan // First Level



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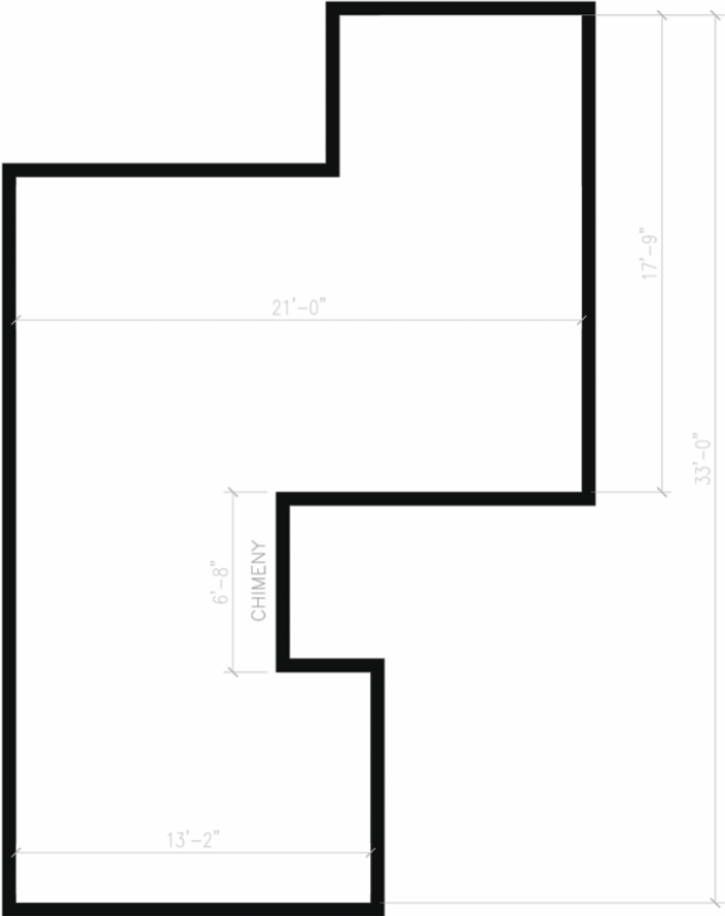
Floorplan // Second Level



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Floorplan // Basement



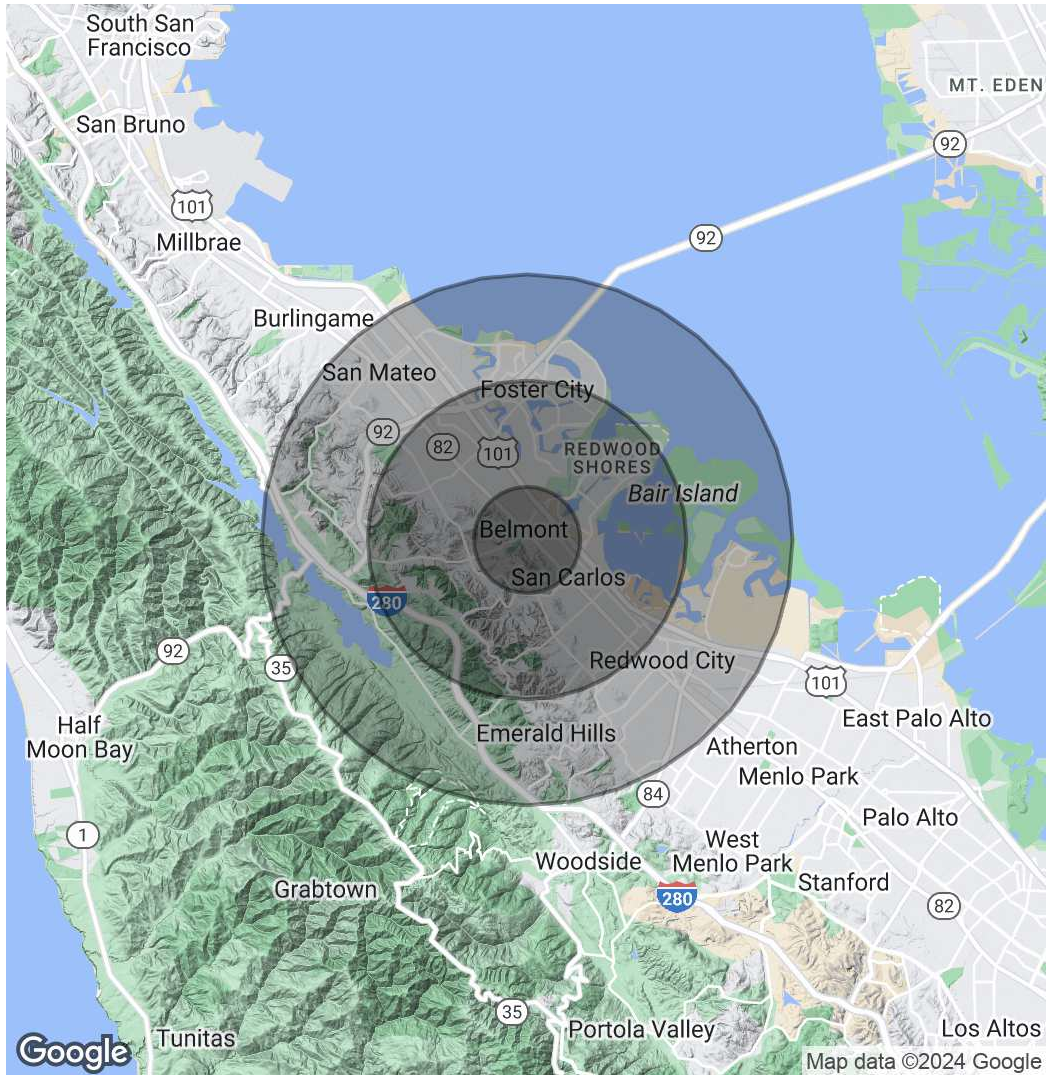
Basement Ceiling Height: 6' 10"

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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	17,115	141,823	285,284
Average age	42	42.4	40.8

Households & Income	1 Mile	3 Miles	5 Miles
Total households	6,863	57,189	108,433
# of persons per HH	2.43	2.46	2.6
Average HH income	\$222,837	\$223,015	\$206,004



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