

RESTAURANT & RESIDENTIAL

6941-6943 N WINTON WAY

6941- 6943 NORTH WINTON WAY, WINTON, CA 95388



MIXED USE PROPERTY FOR SALE

DEL REAL COMMERCIAL
357 Main Street, STE 204
Merced, CA 95340



Each Office Independently Owned and Operated

PRESENTED BY:

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6941 NORTH WINTON WAY



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

6941 NORTH WINTON WAY



OFFERING SUMMARY

PRICE:	\$600,000
BUILDING SF:	2,500/1,400
PRICE / SF:	153.00
OCCUPANCY:	Single
LOT SIZE:	6,700 SF
FRONTAGE:	Winton Way
YEAR BUILT:	1951

PROPERTY OVERVIEW

This 2,500+ square foot building, perfectly situated on the main artery of Winton's downtown—Winton Way—presents a unique opportunity for a savvy restaurateur or commercial investor. Previously built out as a restaurant, this space is ready for transformation with the right touch. While it requires some repairs, the building has all the essentials to support a thriving dining establishment or other ventures. Featuring an expansive layout, high-visibility frontage, and ample foot and vehicle traffic, this property offers an ideal foundation for a new concept or expansion of an existing business.

With its prime location in the heart of Winton's commercial district, this property is surrounded by other local businesses and serves as a popular destination for residents and visitors alike. With the right vision and updates, this space could truly shine, making it a prime asset in the bustling downtown area.

PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Situated on bustling Winton Way in downtown Winton, offering excellent exposure to both vehicle and foot traffic.
- **Spacious Interior:** Over 3,000 square feet of potential, previously built out as a restaurant with ample space for various layouts.
- **Versatile Potential:** Perfect for a restaurant, café, or new commercial concept with easy customization possibilities.
- **Investment Opportunity:** Some repairs needed but offers great potential for value enhancement and business growth.
- **Thriving Commercial Area:** Surrounded by other local businesses, making it a prime location for attracting both locals and visitors.

PROPERTY PHOTOS

6943 NORTH WINTON WAY



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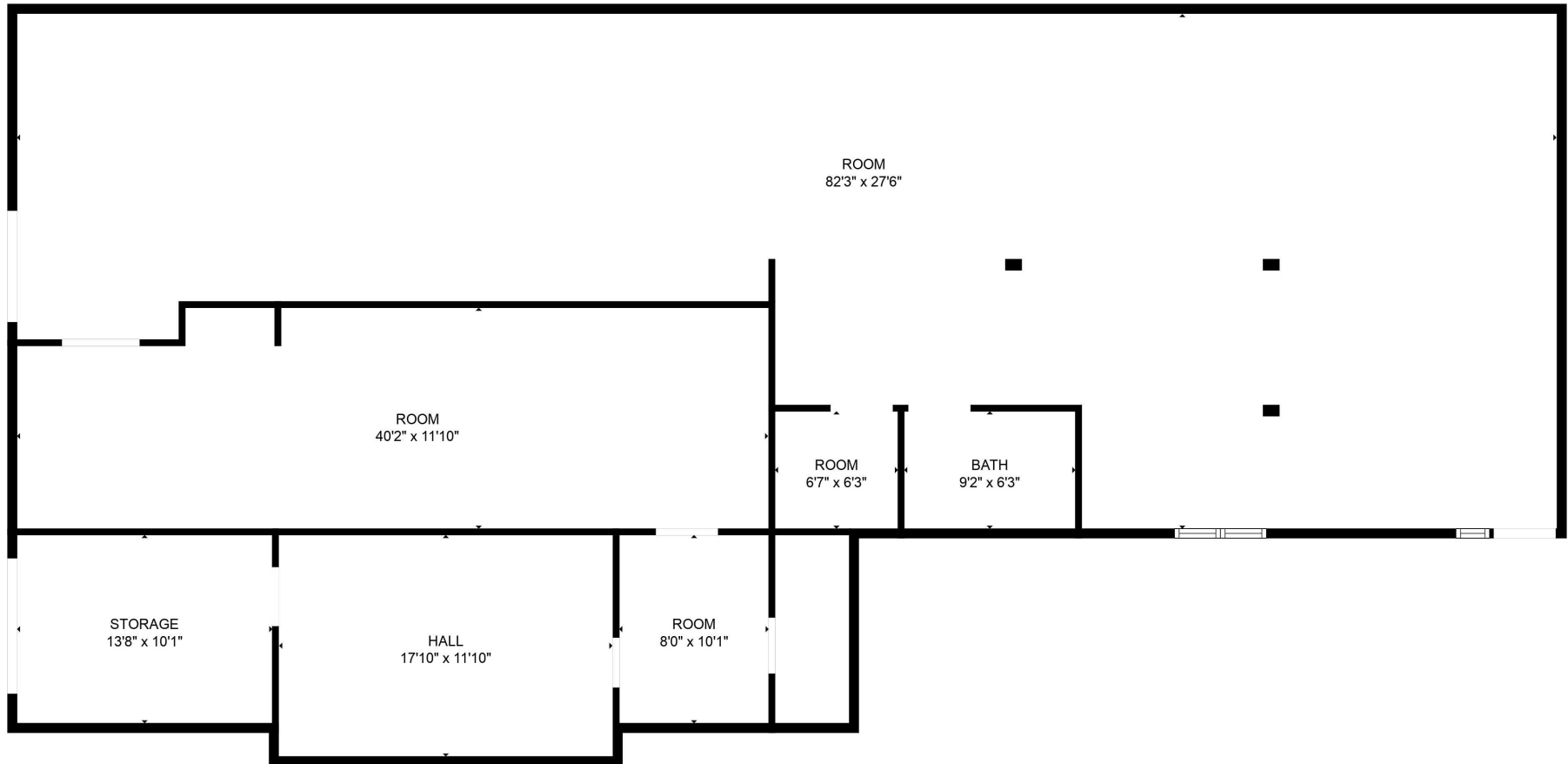
PROPERTY PHOTOS

6943-6945 NORTH WINTON WAY



PROPERTY PHOTOS

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PROPERTY PHOTOS

6941 NORTH WINTON WAY



RENT ROLL

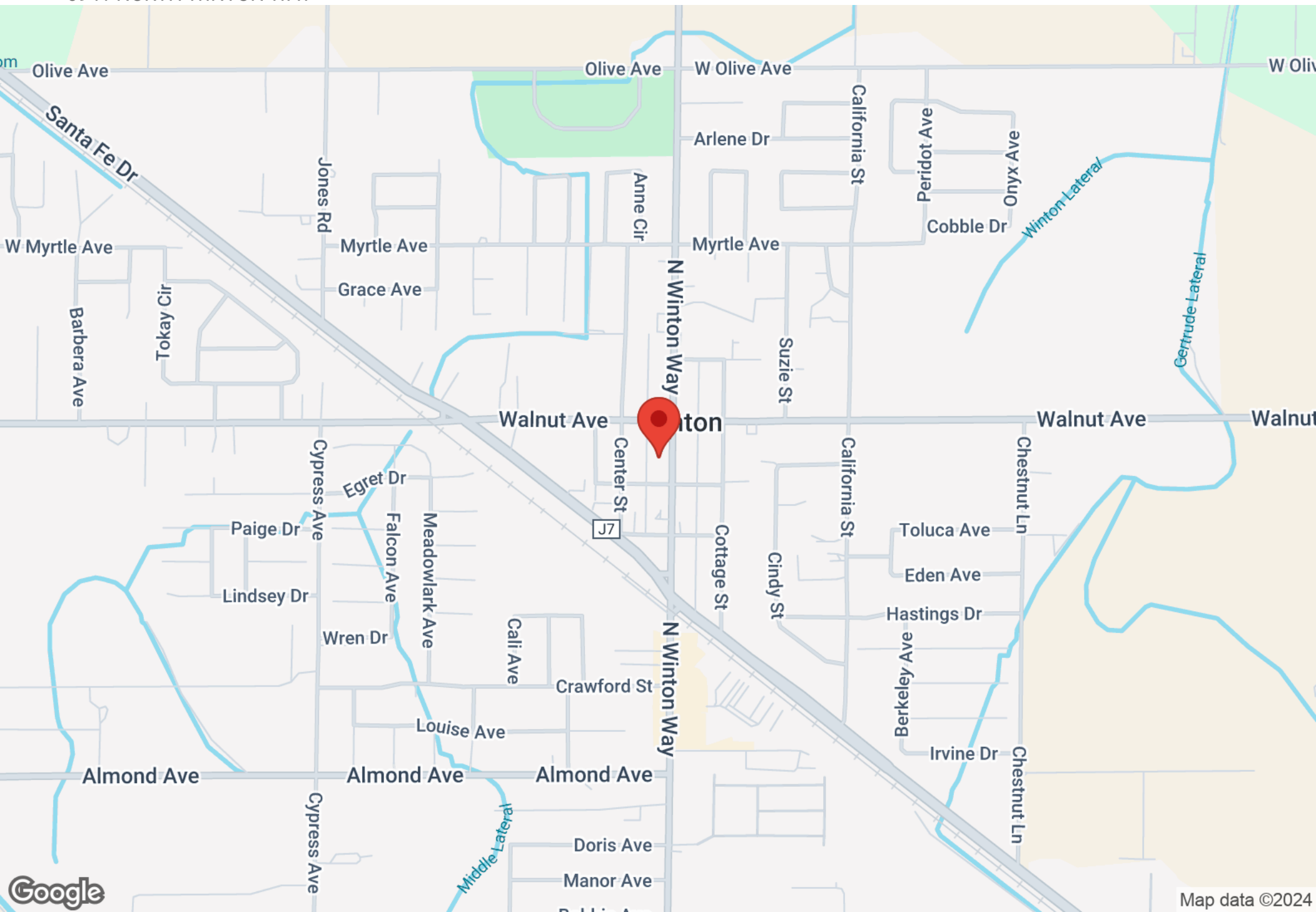
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Sales Price	\$600,000.00				
Blended Price / SF	\$153.85				
RENT ROLL					
Address	Use	SF	Monthly Rent	Annual Rent	Notes
6943	Retaurant	2,500	\$5,000.00	\$60,000.00	ProForma
6945	Residential	1,400	\$1,300.00	\$15,600.00	Actual
Totals		3,900	\$6,300.00	\$75,600.00	
ANNUAL PROPERTY OPERATING DATA					
Potential Rental Income					\$75,600.00
EXPENSES					
Taxes					\$6,000.00
Insurance					\$3,000.00
Maintenance					\$5,000.00
Total Expenses					\$14,000.00
Net Operating Income					\$61,600.00
Cap Rate					10.27%
<p>The provided financial information regarding a property's income and expenses is based on estimates and current data, and should not be considered completely accurate or guaranteed, as market conditions and other factors can significantly impact the property's actual performance; it is crucial to conduct further due diligence before making any investment decisions based on this data alone.</p>					

BUSINESS MAP

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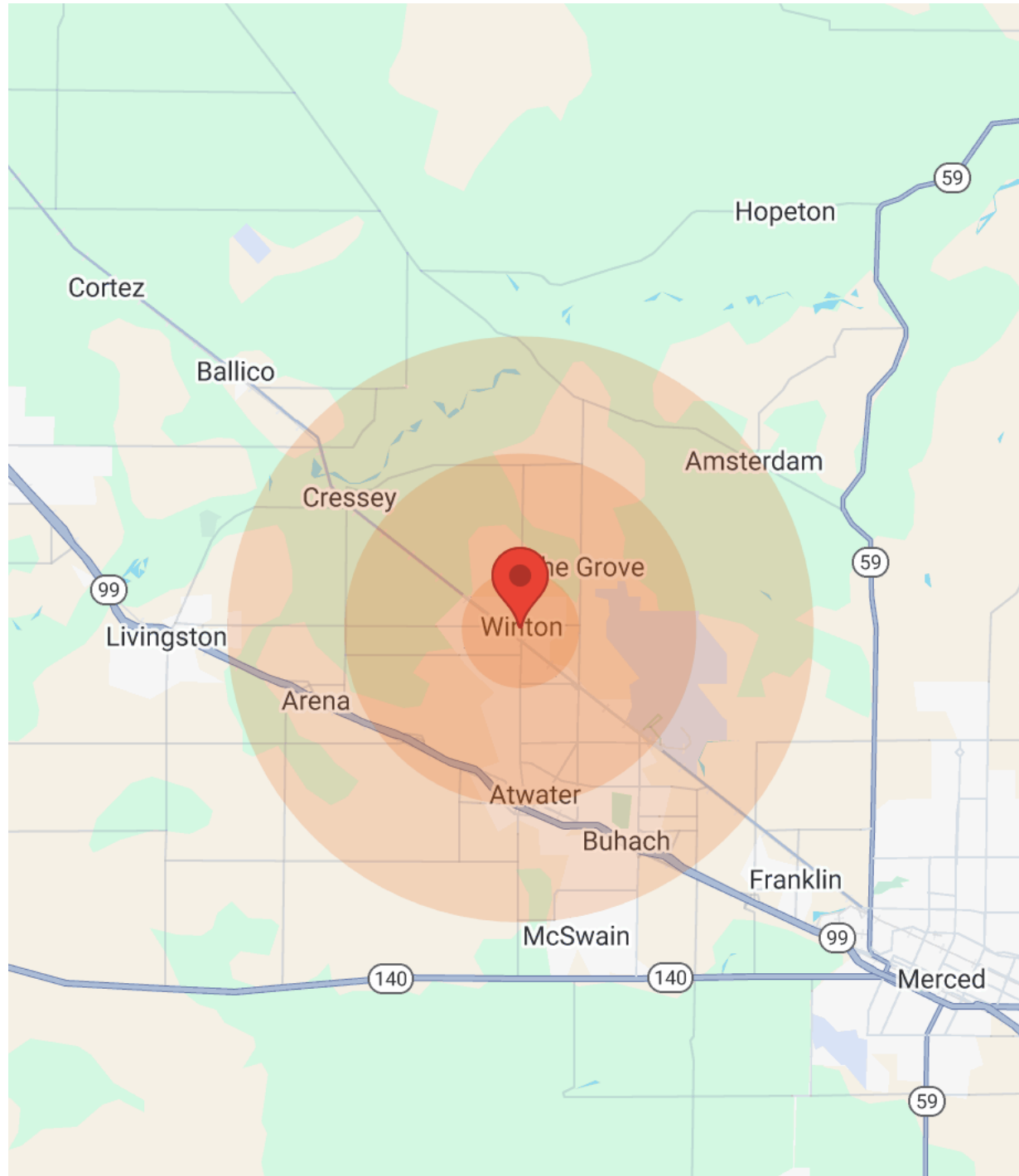
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,481	14,426	25,883
Female	5,240	14,947	27,302
Total Population	10,721	29,373	53,185

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,064	7,919	13,838
Ages 15-24	1,898	4,891	8,602
Ages 25-54	4,005	11,188	19,956
Ages 55-64	922	2,587	4,867
Ages 65+	832	2,788	5,922

Race	1 Mile	3 Miles	5 Miles
White	5,604	18,349	32,620
Black	60	470	1,325
Am In/AK Nat	104	162	287
Hawaiian	N/A	5	40
Hispanic	8,244	19,305	30,932
Multi-Racial	9,098	19,336	32,876

Income	1 Mile	3 Miles	5 Miles
Median	\$29,957	\$37,617	\$44,732
< \$15,000	468	1,381	1,911
\$15,000-\$24,999	626	1,334	2,303
\$25,000-\$34,999	385	1,292	1,932
\$35,000-\$49,999	416	1,210	2,356
\$50,000-\$74,999	440	1,699	3,021
\$75,000-\$99,999	198	732	1,617
\$100,000-\$149,999	234	894	1,523
\$150,000-\$199,999	5	136	491
> \$200,000	14	65	266

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,243	10,072	17,556
Occupied	2,873	9,104	15,861
Owner Occupied	1,519	4,908	9,241
Renter Occupied	1,354	4,196	6,620
Vacant	370	968	1,695

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Dan Del Real is the Founder & CEO of Del Real Commercial, a commercial real estate brokerage headquartered out of Downtown Merced, California.

Dan first obtained the California real estate salesperson license in 2005 and has experience in several brokerage models at Tinetti Realty Group, Coldwell Banker, Coldwell Banker Commercial, Berkshire Hathaway, and KW Commercial.

In 2022, Dan obtained the prestigious Certified Commercial Investment Member (CCIM) Designation and is recognized as an expert in the commercial and investment real estate industry.

In November 2023, Dan obtained the California real estate broker license.

In January 2024, Dan and Victoria Del Real launched Del Real Commercial, a commercial real estate brokerage headquartered in Downtown Merced.

Dan's dedication to the real estate industry is evident through his membership in CCIM, ICSC and service on various boards including the Merced County Association of Realtors (MCAR) Board of Directors (2020 & 2021) and the Northern California (NorCal) CCIM Chapter Board of Directors (2021-2022).

Additionally, Dan has over a decade of experience in Corporate America as an award-winning corporate executive with Fortune 100 companies including AT&T, Comcast Business, Edward Jones, and The CoStar Group.

Dan and his Wife Victoria enjoy spending time in San Luis Obispo and with their kids; Daniel, Gabriel, Madeline, Sadie, and German Shepherds; Rex and Layla. Dan is passionate about poker, coffee, whiskey and the UFC.