

MOSS BEACH DISTILLERY RESTAURANT

REAL ESTATE AND BUSINESS

140 Beach Way
Moss Beach, CA 94038



For more information

DAVID WORDEN
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Price: \$5,500,000

THE HIGH POINTS:

- HIGHLY PROFITABLE Ocean-Front Restaurant
- Historic Prohibition-Era Landmark
- In business continuously since 1927
- Seating for 150+
- Real Estate and Business can be purchased separately.
- 46,000 member newsletter e-mail list
- Plenty of off-street parking
- Sales volume at pre-COVID levels!

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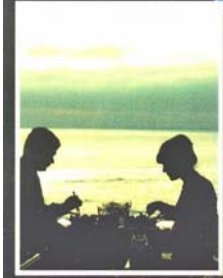
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PROPERTY SUMMARY

Moss Beach Distillery Restaurant
140 Beach Way | Moss Beach, CA 94038



Property Summary

Building SF:	5,000
Lease Rate:	\$30,000/mo
Lot Size:	50,000 SF
Parking Ratio:	14
Parking:	72
Price:	\$5,500,000
Separate APN's	12
Year Built:	1920
Zoning:	R-1 w/ Use Perm

Property Overview

The restaurant was purchased by John Barbour in 1990 with sales of \$1.4 million. John grew the business to nearly \$3.5 million in annual sales in 2019. Sales dipped during the COVID period, but topped \$2.8 million in 2021. In 2022 sales have rebounded to pre-COVID levels. All years since 2000 have shown excellent profit margins. Its location on a bluff over the Pacific Ocean has made it one of the most famous "destination" restaurants in the state. It is a recognized California "Historical Building" and the web site is www.mossbeachdistillery.com.

The restaurant has been in its current location since the 1920's and has a famous ghost, the "Blue Lady". The popular NBC TV series "Unsolved Mysteries" recreated a haunting version of "The Legend of the Blue Lady" and presented it to the world in 1994. Copies of this presentation are available upon request.

Location Overview

30 Minutes south of San Francisco on scenic Highway One, the main tourist route between San Francisco and the Monterey Peninsula.

PROPERTY DESCRIPTION

Moss Beach Distillery Restaurant
140 Beach Way | Moss Beach, CA 94038



Description of the Sale

This offering consists of two elements: (1) operating assets of the restaurant business and (2) the land and buildings located at 140 Beach Way in Moss Beach, California 94038 plus two non-contiguous signage parcels. The real estate and the business may be purchased together or separately. If sold separately, then the two separate sales for the business and real estate will be closed concurrently at escrow closing.

The restaurant business assets include all of the major items used in the restaurant business (equipment, tables & chairs, etc.) along with the State Liquor License, inventories, leasehold improvements, the web site, all marketing materials, the e-mail list of newsletter members (approximately 46,000), the trade name “Moss Beach Distillery”, goodwill and other items. These assets are owned by JAJD Enterprises, a California Corporation, which is wholly owned by the John Barbour family.

The Land and Buildings consist of 12 separate Assessor’s Parcel Numbers, 11 of which are owned by the John D. Barbour Living Trust (JDB) and are currently leased to JAJD Enterprises, and 1 signage parcel which is owned by JAJD Enterprises:

037-171-850	JDB	Non-Contiguous Signage Parcel		
037-232-040	JAJD	Non-Contiguous Signage Parcel		
037-213-060	JDB			
037-215-070	JDB		037-218-010	JDB
037-216-010	JDB		037-219-010	JDB
037-216-020	JDB		037-219-020	JDB
037-217-010	JDB		037-219-030	JDB
037-252-010	JDB			

PROPERTY PHOTOS

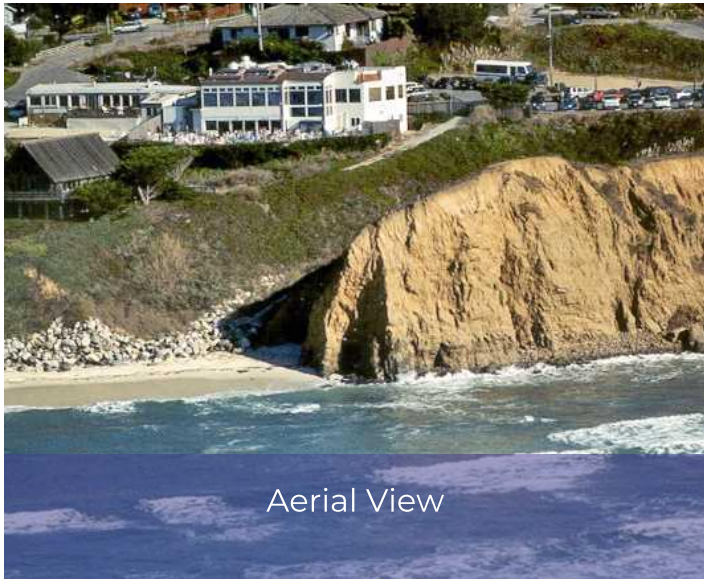
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Overlooking the Fitzgerald Marine Reserve



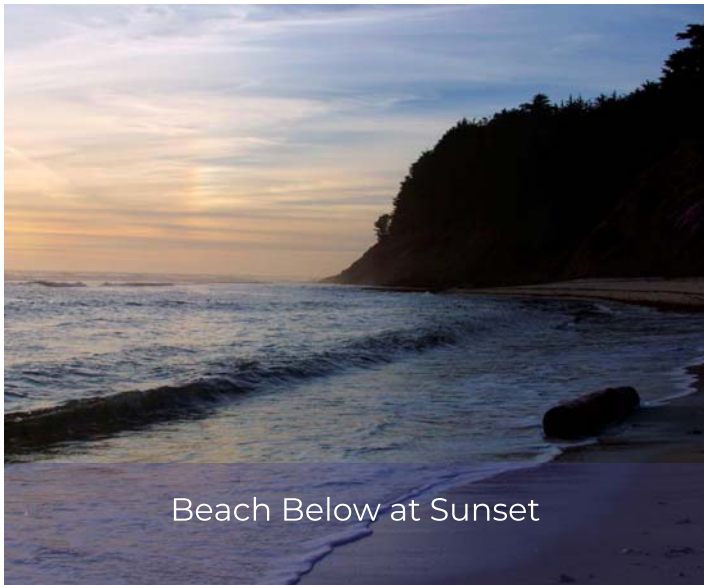
Distillery Entrance



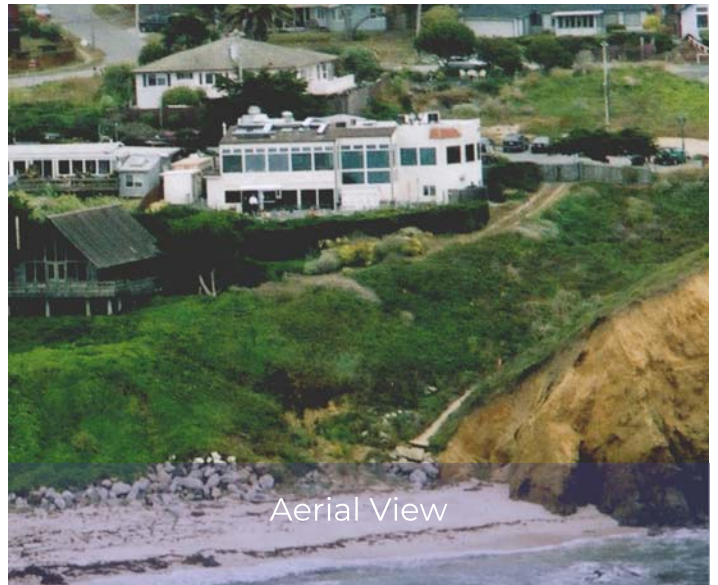
Aerial View



Off-Street Parking



Beach Below at Sunset



Aerial View

PROPERTY PHOTOS

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Dining Room View



Rum Runners Beach



Dining Room #1



Dining Room #2



Dining Room #1



Barroom Seating



Blue Lady Bar



Scenic Highway One Signage



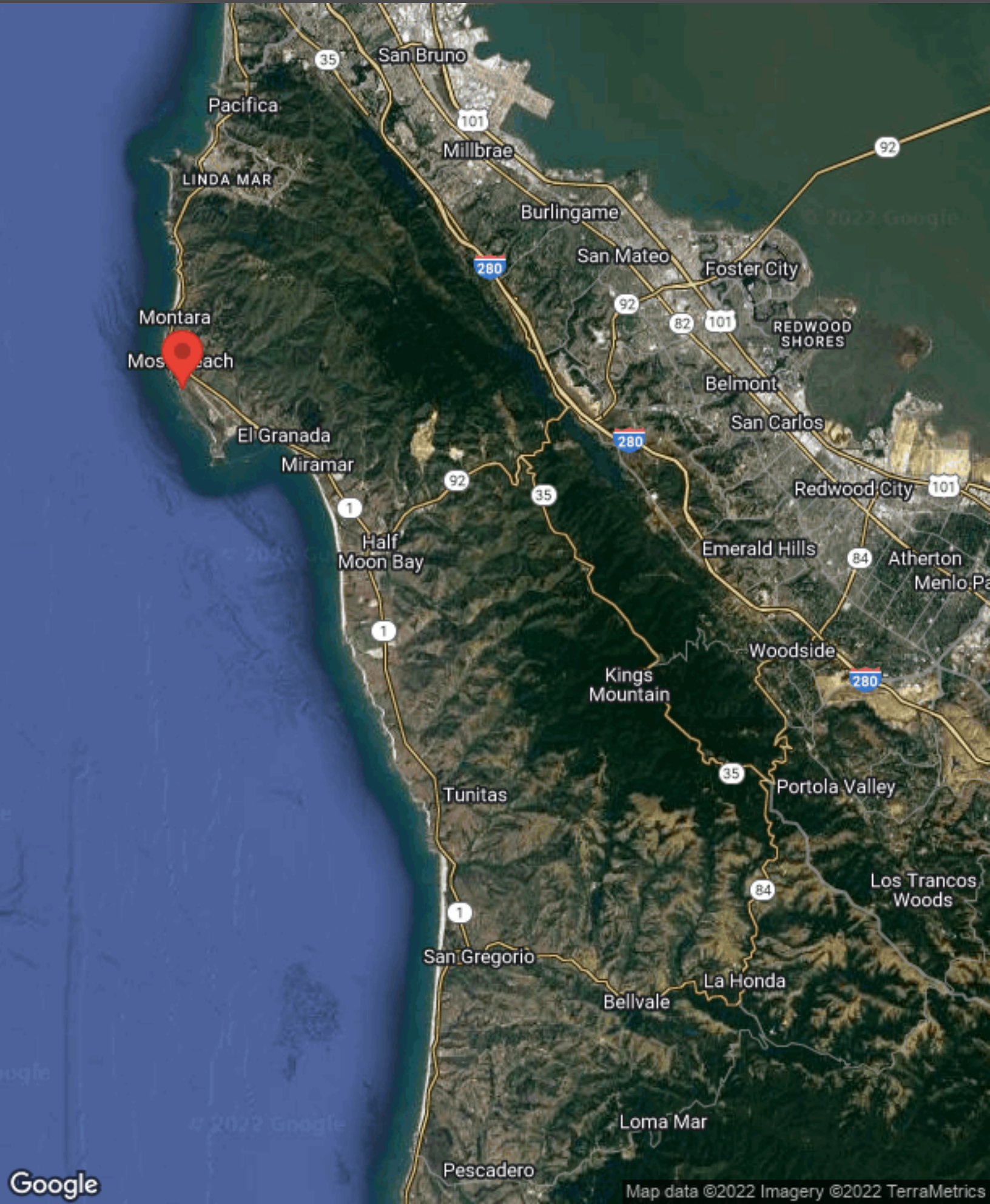
Historical Landmark Plaque



Ocean and Surf

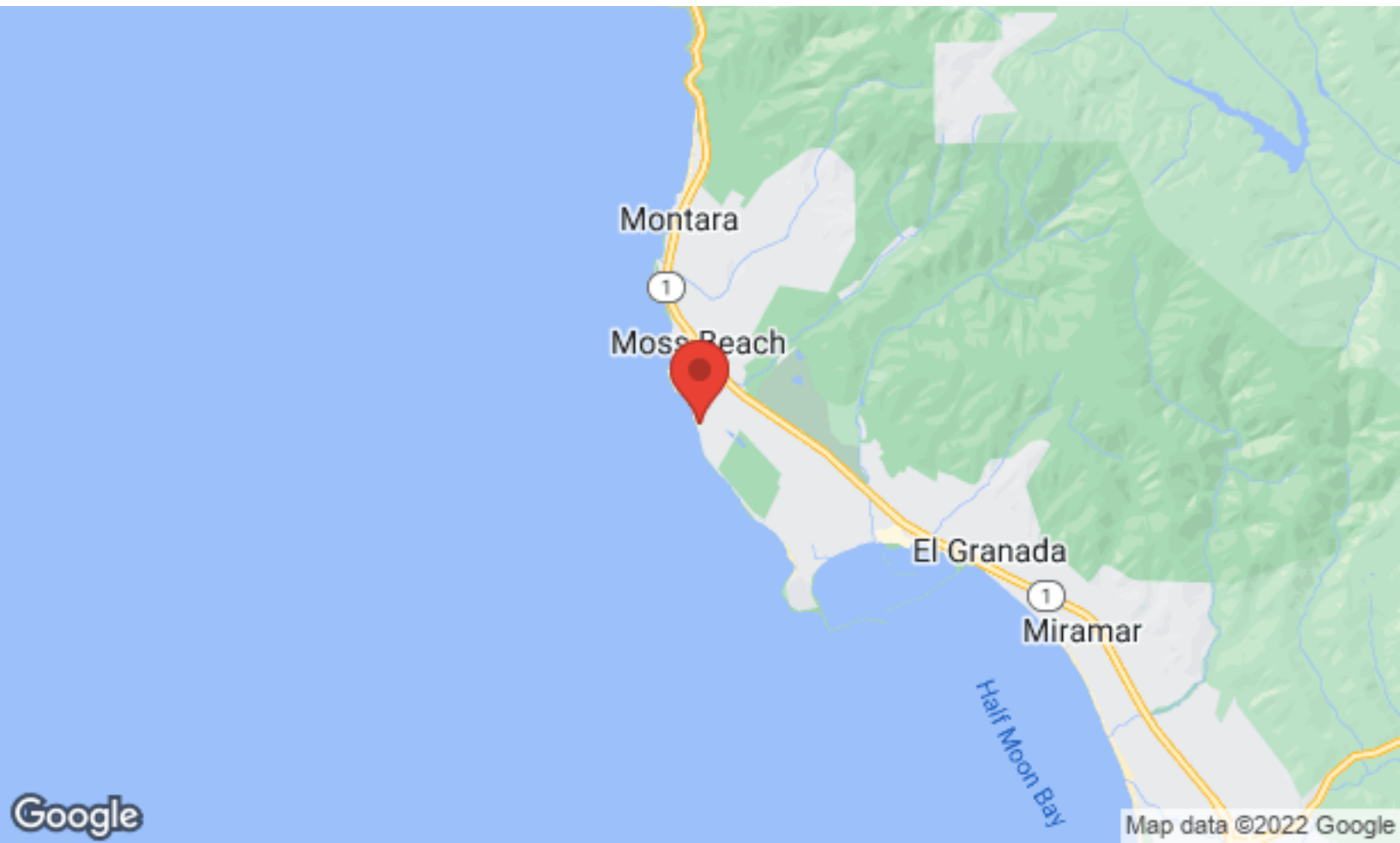
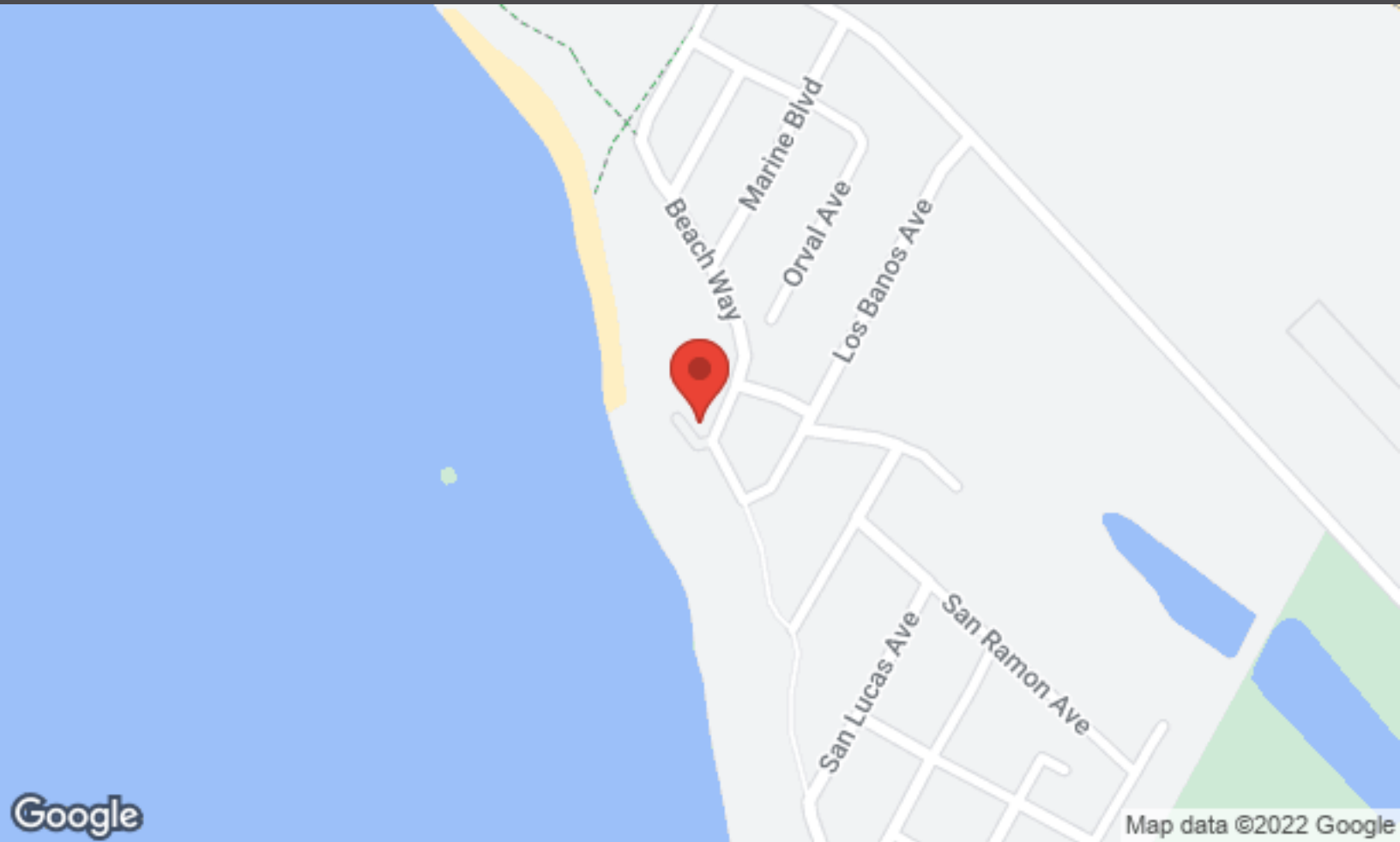
REGIONAL MAP

Moss Beach Distillery Restaurant
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LOCATION MAPS

Moss Beach Distillery Restaurant
140 Beach Way | Moss Beach, CA 94038



AERIAL MAP

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Property Contacts



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