

2nd Generation Bar For Lease

3738 RAILROAD AVE, PITTSBURG CA 94565



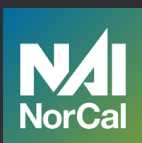
Highlights

- Limited competition with very few bars in the greater area.
- Monument Signage.
- Existing bar infrastructure and restrooms (2) already in place.
- Down the way from the new \$40M, 202-unit Atchison multifamily housing project.
- Easy freeway access: 0.8 miles (3 min south of the Hwy-4 via Railroad Ave.
- Traffic Count: 24,513+ ADT along this segment of Railroad Ave.
- Ownership open to a variety of uses.

Offering Summary

Lease Rate:	\$2.00 PSF/month asking
Lease Type:	NNN
Available SF:	1,400 SF unit
Year Built:	1968 / 1980
Zoning	CN/ Neighborhood Commercial

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,829	5,934	10,950
Total Population	6,191	18,925	35,110
Average HH Income	\$75,376	\$78,324	\$83,613



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Additional Photos



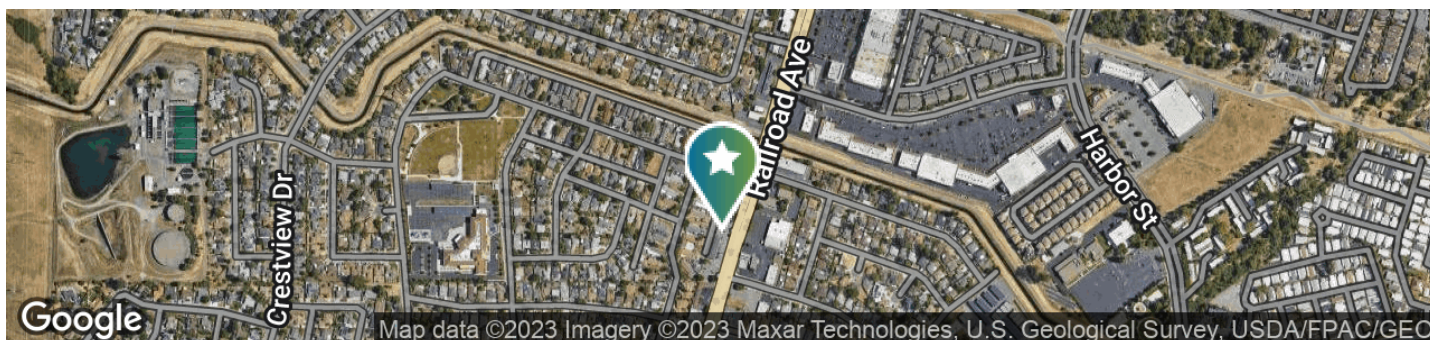
For More Information

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Formerly "Skorz Sports Bar" And "The Silver Knight"



*Previously affixed features presented above for display purposes only.



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