



29580 Nuevo Rd

29580 Nuevo Rd, Nuevo, CA 92567



Kristian Ticas

Our Community brokered by EXP Realty
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29580 Nuevo Rd

\$680,000

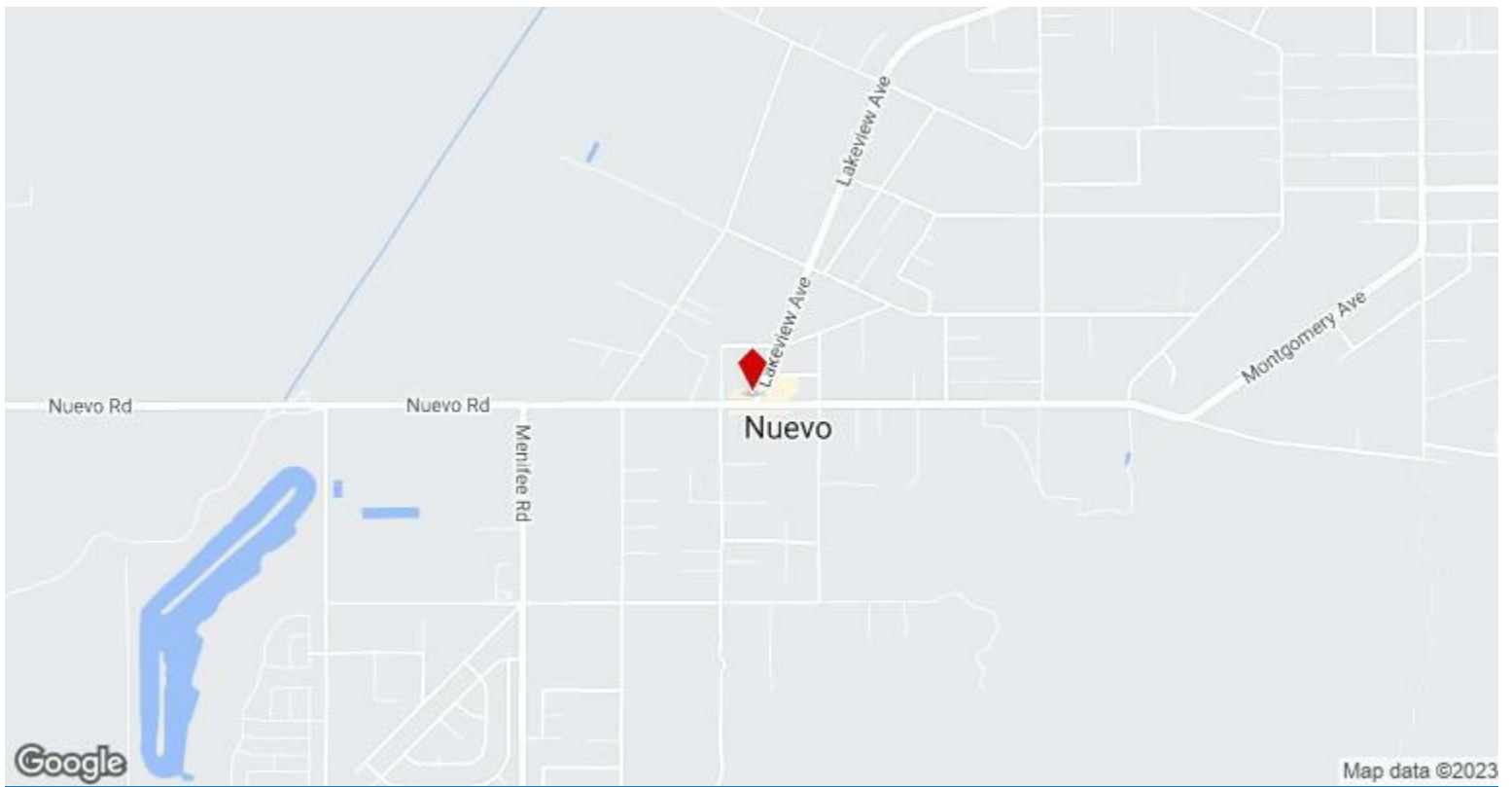
Come and take advantage of the most busiest intersection in Nuevo. This two structure center is located at the main intersection of Nuevo Road and Lakeview Street. Traffic counts average 10,000 vehicles per day. Both buildings have separate electric, water and gas meters. Restaurant tenant on month to month lease and has been a staple of the Nuevo community for years. Other building was previously an auto mechanic shop and most recently a dispensary. This parcel has other opportunities for expansion and development. Bring your developer clients to do a site review to figure out the future potentials of this parcel, possible gas station and/or retail front expansions. Center has direct access from 215 FWY exit and Ramona Expressway....



Price:	\$680,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	9.00%
Lot Size:	0.12 AC
Gross Leasable Area:	3,300 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1991
Tenancy:	Multiple
Parking Ratio:	1.52/1,000 SF
Zoning Description:	C-P-S
APN / Parcel ID:	307-170-009

Major Tenant Information

Tenant	SF Occupied	Lease Expired
El Comal	1,955	



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Property Photos



Nuevo Rd View



Lakeview Rd View

Property Photos

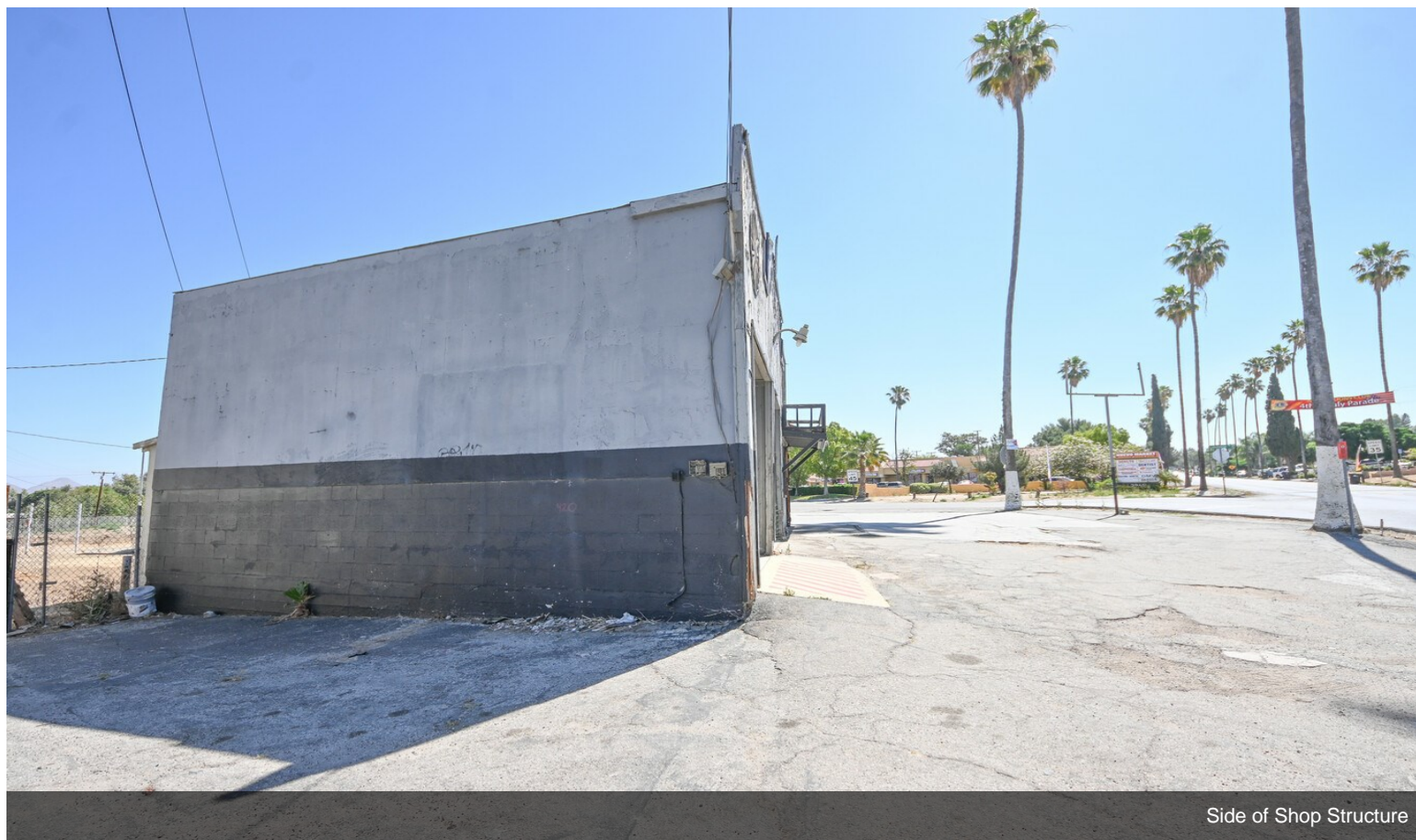


Front of Restaurant



Front of Shop Structure

Property Photos



Side of Shop Structure



Side of Shop Structure

Property Photos



Side of Restaurant



Side of Restaurant

Property Photos



Back of Restaurant



Rear Access of Restaurant