



FOR SALE

504 N Cloverdale Blvd, Cloverdale, CA 95425

Property Highlights

- Mixed-Use Commercial Property
- Established Italian Restaurant
- Attached 1 BR/1 BA Apartment
- Kitchen, Bar, Dining Rooms
- Walk-In Refrigerator, Freezer
- Storage Areas
- Beer & Wine ABC License
- On-Site Parking
- 3 Bathrooms
- High Visibility Corner Lot
- Additional 1,480 SF to accomodate a special venue

Property Type: Restaurant, Apartment, Business

APN: 001-151-016

Zoning: General Commercial

Building Size: 2,372 SF

Site Size: 10,000 SF (0.22 Acres)

Year Built: 1948 (Remodeled 1999)

Parking: 12 On-Site + Street Parking

Price: **\$1,000,000**



Denise Oldfield

REALTOR®

Direct: (707) 483-8077

denise.oldfield@bhhsdrysdale.com

DRE# 01968700

NMLS# 1037190

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP



Property Overview:

This offering is comprised of a mixed-use commercial property and established Italian restaurant business. The property features a large restaurant space remodeled in 1999 and an attached 1-bedroom, 1-bath apartment. The commercial space has proudly hosted the established Italian restaurant, Piacere Ristorante Italiano, for over two decades, a testament to its success and popularity.

The restaurant space includes a large dining area, bar, private dining room, two bathrooms, kitchen, prep area, walk in refrigerator, freezer, and additional storage areas. All interior equipment and fixtures will be included in the sale. Sale also includes a beer and wine ABC license.

Positioned on a corner lot, the site maximizes visibility and accessibility. The property boasts an inviting outdoor dining area for up to 45 patrons, comfortable indoor seating for up to 75 guests, and 12 allocated parking spaces along with ample street parking. The attached 1-bedroom, 1-bath apartment can potentially offer rental income or on-site accommodations for staff.

The property is conveniently located adjacent to public transit and has easy access to Highway 101. Enjoy the allure of being just one hour away from San Francisco, a draw for both local residents and city dwellers.



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**Subject Property
504 N Cloverdale**

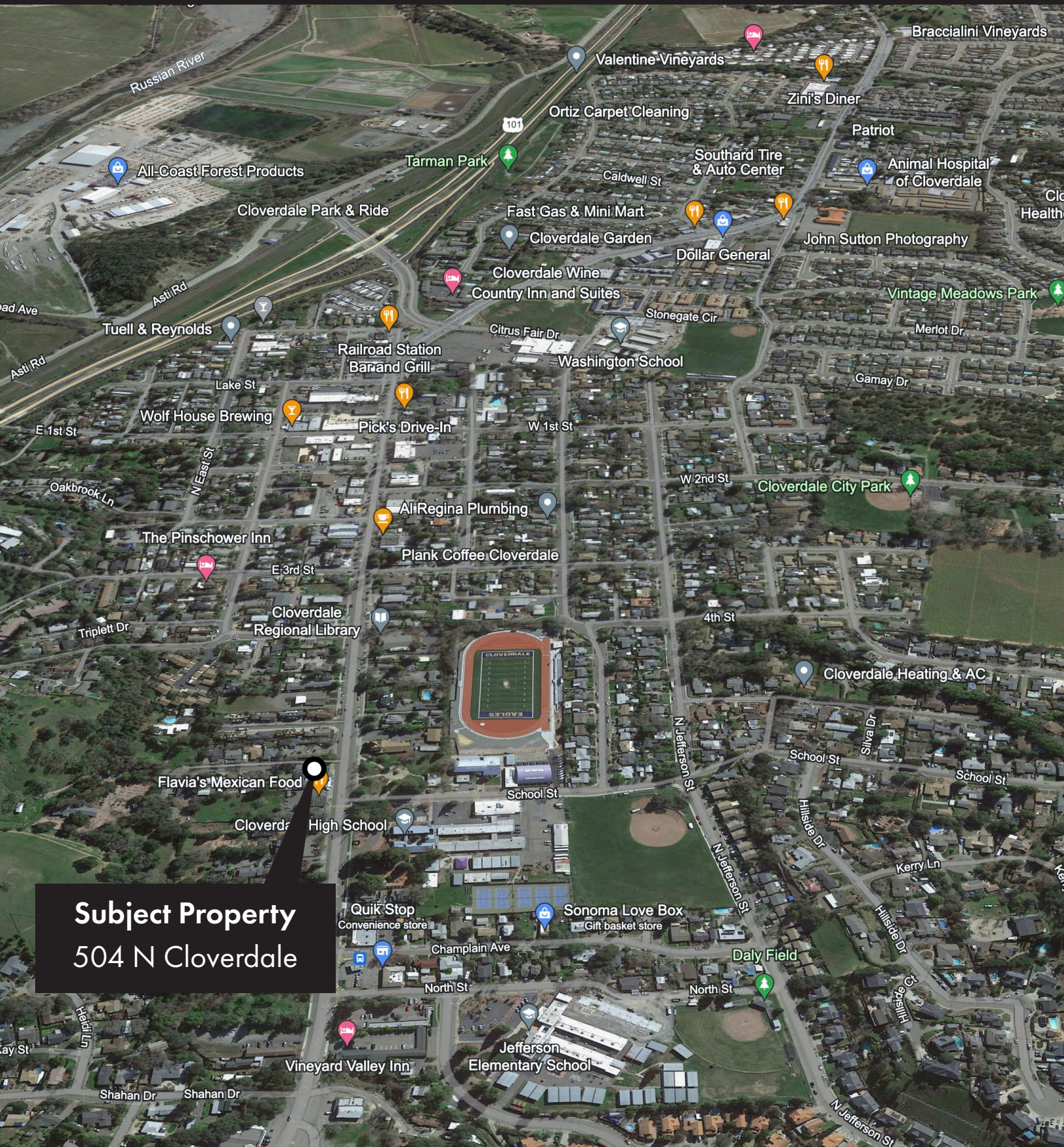


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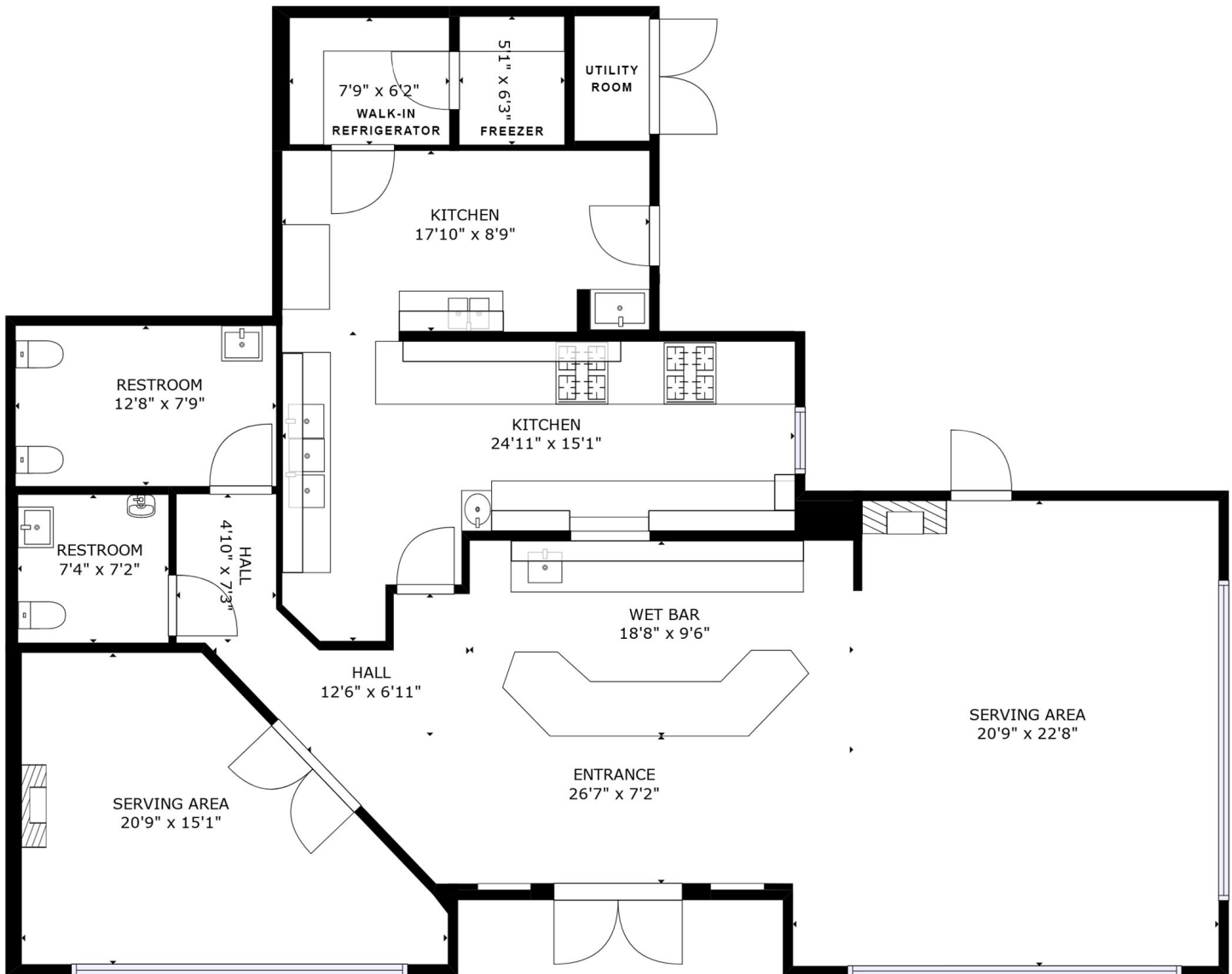


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- Restaurant Floorplan -



504 N Cloverdale Blvd.

GROSS INTERNAL AREA
FLOOR 1: 1857 sq. ft
TOTAL: 1857 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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- Inventory Count Sheet #1 -

Physical Inventory Count Sheet

| | | | |
|--------------|---|------------|------------------|
| Sheet No.1 | Dinning Room, Patio Room, Kitchen | Date | 09/23/2023 |
| Performed By | Denise Oldfield / Piacere Ristorante | Department | Enter department |

| Inventory No. | Item Description | Purchase Price | Quantity | Location |
|-----------------|----------------------------|----------------|----------|--------------------------|
| | Heavy Metal Dinning Chairs | Price | 59 | Main Dining Room |
| Enter number 2 | Heavy Dinning Tables | Price | 20 | Dinning Room- Patio |
| Enter number 3 | Large Oak Table | Price | 1 | Inside Patio |
| Enter number 4 | Electric Fireplace | Price | 2 | Dinning Room- Patio Room |
| Enter number 5 | 6 Ft Wood Wine Rack | Price | 2 | Dinning Room |
| Enter number 6 | Five Ceiling Fans | Price | 5 | Dinning Room- Patin |
| Enter number 7 | Wall lighting Sconces | Price | 6 | Dinning Room |
| Enter number 8 | Water Glasse – Ice Tea | Price | 81 | Kitchen |
| Enter number 9 | Wine – Stemware | Price | 60 | Kitchen |
| Enter number 10 | Cups coffee | Price | 36 | Kitchen |
| Enter number 11 | Water Pitchers | Price | 4 | Kitchen |
| Enter number 12 | Kids High chairs | Price | 2 | Kitchen |
| Enter number 13 | Tumblers | Price | 13 | Kitchen |
| Enter number 14 | Dinner Plates | Price | 173 | Kitchen |
| Enter number 15 | Soup bowls | | 40 | Kitchen |
| Enter number 16 | Bread Plates | Price | 134 | Kitchen |
| Enter number 17 | Butter Sm bowl | Price | 39 | Kitchen |
| Enter number 18 | Castino 4ft refrigerator | Price | 1 | Dinning Room Bar area |
| Enter number 19 | Forks, Knives Spoons | Price | 132 | Kitchen |
| Enter number 20 | Draperly-Rods | Price | 4 | Dinning Room |

Signature
Your signature



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- Inventory Count Sheet #2 -

Physical Inventory Count Sheet

| | | | |
|--------------|--|------------|------------------|
| Sheet No.2 | Kitchen | Date | 09/23/2023 |
| Performed By | Denise Oldfield/ Piacere Ristorante | Department | Enter department |

| Inventory No. | Item Description | Purchase Price | Quantity | Location |
|-----------------|--|----------------|----------|----------|
| Enter number 1 | Motak 6 Burner | Price | 1 | Kitchen |
| Enter number 2 | Wolf Range 4 burner w/ Grill 2 Ovens 5 ½ Ft | Price | 1 | Kitchen |
| Enter number 3 | BBQ Magic Kitchen | Price | 1 | Kitchen |
| Enter number 4 | Prep Table 7ft X 3ft | Price | 1 | Kitchen |
| Enter number 5 | Cutting Board 5 ½ ft x 3ft | Price | 1 | Kitchen |
| Enter number 6 | SS 2ft x 2ft X 2 ½ | Price | 1 | Kitchen |
| Enter number 7 | SS Sandwich Table 4ft x 3ft | Price | 1 | Kitchen |
| Enter number 8 | SS Prep table 2 ½ ft x 2ft | Price | 1 | Kitchen |
| Enter number 9 | SS Steam Table 3 ft x 2 ½ | Price | 1 | Kitchen |
| Enter number 10 | SS prep table 4ft x 2 ½ | Price | 1 | Kitchen |
| Enter number 11 | SS shelving 5ft x 2 ft | Price | 1 | Kitchen |
| Enter number 12 | SS Shelving 3ft x2ft | Price | 1 | Kitchen |
| Enter number 13 | SS Shelving 4.5 Ft x 2ft | Price | 1 | Kitchen |
| Enter number 14 | SS Shelving 4..25 Ft x 2ft | Price | 1 | Island |
| Enter number 15 | SS Hood 12 ft x 4.50 Ft | Price | 1 | Kitchen |
| Enter number 16 | Frye 2.25 ft x 1.75 ft | Price | 1 | Kitchen |
| Enter number 17 | Castino Dishwashing 3 compartments 11ft x 2.50 ft | Price | 1 | Kitchen |
| Enter number 18 | Jackson automatic dishwasher | Price | 1 | Location |
| Enter number 19 | SS Table 4t x 2.50Ft | Price | 1 | Pantry |
| Enter number 20 | SS Table 2.50ft x 2.50 ft | Price | 1 | Pantry |

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- Restaurant Menu -

Piacère Ristorante Italiano

Featuring Fine Italian Cuisine

Entrees served with soup or house salad

INSALATAS

| | |
|---|---------|
| House Soup or Salad | \$7.95 |
| Sonoma County greens with choice of dressing | |
| Caesar Salad | \$14.95 |
| Hearts of romaine in a classic Caesar dressing with garlic croutons | |
| with Chicken, Shrimp or Calamari | |
| add \$7.95 | |

ANTIPASTO

| | |
|---|---------|
| Carpaccio | \$14.95 |
| Thinly sliced filet with capers, shaved parmesan cheese and olive oil | |
| Bruschetta | \$8.95 |
| Fresh diced tomatoes, fresh basil, olive oil on garlic toasted bread | |
| Fried Calamari | \$14.95 |
| Tender and delicate served with lemon | |
| Fried Rock Shrimp | \$14.95 |
| With garlic, white wine and butter sauce | |
| Calamari della Casa | \$14.95 |
| Deep-fried and tossed in a spicy fresh tomato basil sauce | |
| Garlic Bread | \$7.95 |
| Brushed with olive oil and garlic | |
| Steamed Clams | \$14.95 |
| In a tomato-basil broth or garlic, olive oil and white wine broth | |
| Shiitake Mushroom Ravioli | \$14.95 |
| In a light pesto and garlic sauce | |

PASTAS

| | |
|---|---------|
| Cappellini Pomodoro | \$15.95 |
| Angel hair pasta in a fresh tomato-basil sauce | |
| Spaghetti Bolognese or Pomodoro | \$18.95 |
| Classic tomato and meat sauce from Bologna or with fresh tomato basil sauce | |
| Spaghetti with Calamari | \$19.95 |
| In a spicy tomato sauce with mushrooms | |
| Ravioli Bolognese or Pomodoro | \$17.95 |
| Meat and spinach ravioli with a fresh tomato sauce or a classic tomato and meat sauce | |
| Gnocchi "Piacère" | \$19.95 |
| House potato 'dumplings' in a choice of cream, tomato or pesto sauce | |
| Penne with Rock Shrimp | \$19.95 |
| In a tomato sauce or garlic, white wine and olive oil | |
| Rigatoni with Sausages | \$20.95 |
| Mild or spicy sausages with sweet bell peppers and onions in a light tomato sauce | |
| Tortellini alla Romana | \$18.95 |
| With prosciutto, peas and choice of cream, tomato or pesto sauce | |
| Linguini Vongole | \$21.95 |
| With fresh clams in a tomato sauce or garlic, with white wine and olive oil | |
| Fettuccini Alfredo or Pesto | \$16.95 |
| A creamy parmesan sauce or light pesto cream sauce | |
| Polenta with Sausage | \$19.95 |
| Topped with mild or spicy sausage with bell peppers, mushrooms and onions | |
| Eggplant Parmigiana | \$15.95 |
| Baked in a tomato sauce topped with mozzarella and parmesan cheeses | |

BISTECCA

| | |
|---|--------------|
| New York Steak Al Pepe or Rosemarino | Market Price |
| New York steak in a brandy and green peppercorn sauce or a cabernet sauvignon wine and rosemary sauce | |

HOUSE SPECIALS

| | |
|---|---------|
| Veal and Prawns | \$29.95 |
| With lemon, garlic and butter sauce | |
| Chicken Veneziana | \$22.95 |
| Breast of chicken with artichoke and mushrooms in a light marsala sauce | |
| Calamari Steak Dorato | \$20.95 |
| Pan fried in a light egg batter with lemon, butter and garlic sauce | |
| Shiitake Mushroom Ravioli | \$18.95 |
| In a light pesto cream sauce | |

BEVANDAS

| | |
|---|--------|
| Espresso | \$4.00 |
| Latte, Mocha or Cappuccino | \$4.50 |
| House Coffee, Tea, Sodas, Mineral Water, Milk, Juice | \$3.25 |

POLLO

| | |
|--|---------|
| Chicken Rosemarino | \$22.95 |
| In a tomato, garlic, rosemary and wine sauce | |
| Chicken California 101 | \$22.95 |
| In a white wine sauce topped with sliced avocado and mozzarella cheese | |
| Chicken Saltimboca | \$22.95 |
| Slice of chicken topped with prosciutto & mozzarella cheese with cabernet sage sauce | |
| Chicken Marsala | \$22.95 |
| With mushrooms and marsala wine sauce | |
| Chicken Parmigiana | \$22.95 |
| Breaded, pan fried, then baked with tomato sauce and mozzarella cheese | |
| Chicken Milanese | \$22.95 |
| Breaded, pan fried, then topped with lemon, butter wine and garlic sauce | |

VITELLO

| | |
|--|---------|
| Veal Piccata | \$27.95 |
| With lemon, butter, wine and capers | |
| Veal Scaloppini | \$27.95 |
| With mushrooms and marsala sauce | |
| Veal Milanese | \$27.95 |
| Breaded veal with lemon, butter, wine and garlic | |
| Veal Parmigiana | \$27.95 |
| Breaded, pan fried, then baked with tomato sauce and mozzarella cheese | |
| Veal Saltimboca | \$27.95 |
| Sauteed veal topped with mozzarella cheese and prosciutto with a cabernet sage sauce | |

FRUTTI DI MARE

| | |
|--|--------------|
| Calamari Fritti | \$21.95 |
| Deep fried calamari | |
| Calamari Saute | \$21.95 |
| In a tomato, garlic, butter and wine sauce | |
| Prawns Arrabiate | \$27.95 |
| Jumbo prawns in a spicy tomato sauce | |
| Prawns all'Agro | \$27.95 |
| Sauteed in a lemon, butter and wine sauce | |
| Scallops all'Agro | \$27.95 |
| Large scallops in a lemon, butter and wine sauce | |
| Pesce del Giorno | Market Price |
| Fresh fish of the day | |

SIDE ORDERS

Served with Entrees

| | |
|--|--------|
| Pasta | \$9.95 |
| Ravioli or spaghetti in a tomato or a classic meat sauce | |
| Polenta | \$8.95 |
| Creamy soft polenta with fresh herbs | |
| Fresh Vegetables | \$6.95 |
| Steamed or sauteed | |

BAMBINOS

Eight and Under (no exceptions)

| | |
|---|--------|
| Ravioli | \$8.95 |
| Meat and spinach ravioli in a tomato or a classic meat sauces | |
| Spaghetti | \$8.95 |
| With tomato or meat sauce | |
| Chicken Tenders | \$8.95 |
| Tender fried chicken served with french fries and vegetables | |

DOLCI

| | |
|---|--------|
| Mary's home-made Tiramisu | \$8.95 |
| Classic Italian dessert with ladyfingers, mascarpone cheese, whipped cream, ground espresso beans, chunks of chocolate and hint of liquor | |
| Mary's Chocolate Delight | \$9.95 |
| Crepe Flan | \$6.50 |
| New York Cheesecake Ask for Flavors | \$6.50 |
| Ice Cream | \$3.95 |

Grazie, Jose & Mary Delayo

Split Entree add \$5.00 • No Substitutions Please • We accept Visa, Mastercard, Discover • Corkage Fee \$13

18% Gratuity added for parties of 6 to 9 and 20% Gratuity added for parties of 10 or more.