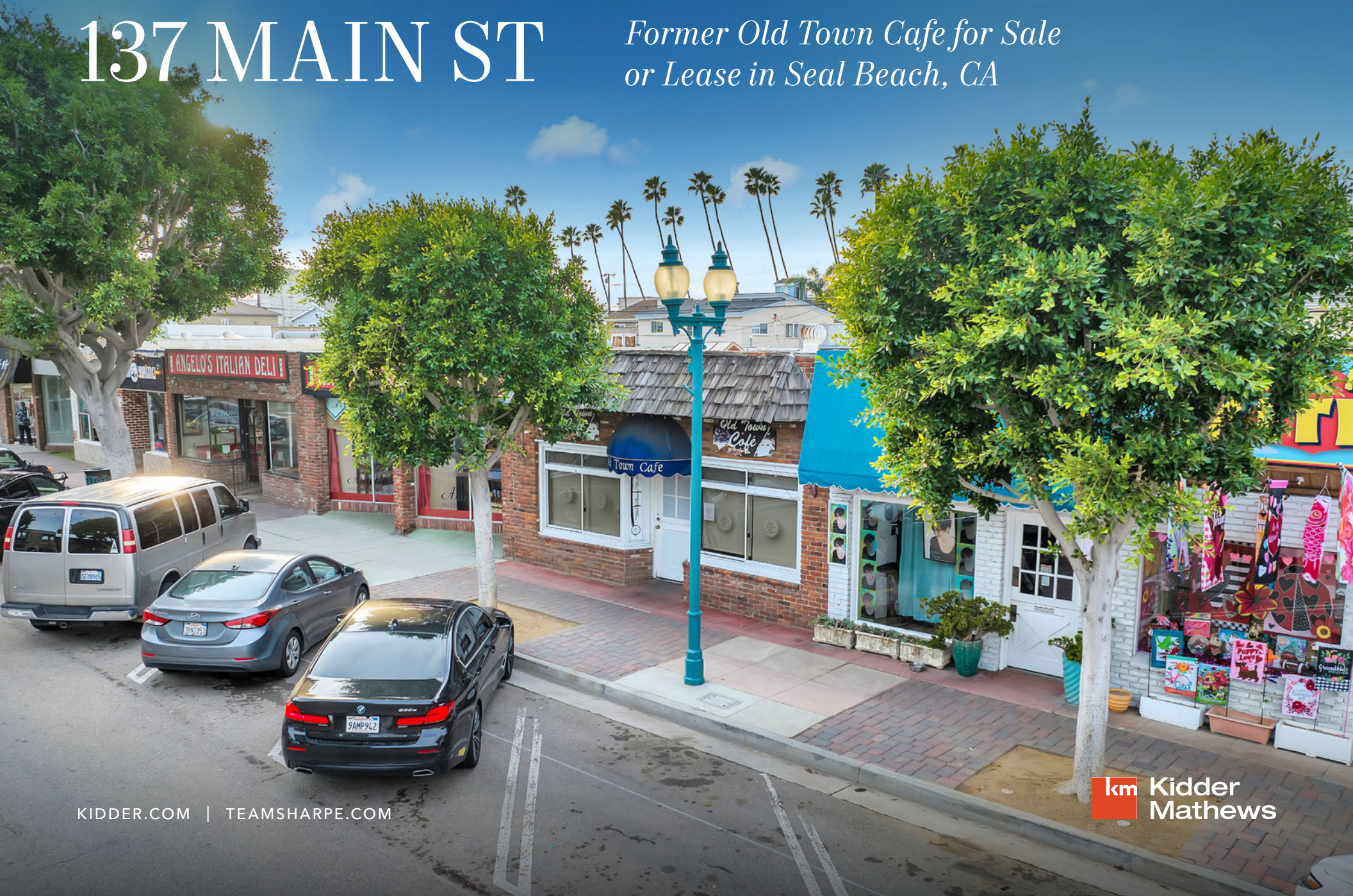


OFFERING MEMORANDUM

137 MAIN ST

*Former Old Town Cafe for Sale
or Lease in Seal Beach, CA*





EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

2ND GENERATION RESTAURANT OPPORTUNITY PRIME MAIN ST LOCATION ONE BLOCK FROM BEACH AND PIER

Kidder Mathews is pleased to present this rare purchase opportunity in Seal Beach, CA

An exceptional opportunity to acquire the former Old Town Café property at 137 Main Street. Nestled just one block from the beach and pier, this prime location offers unparalleled visibility and foot traffic along Main Street's busy retail and dining scene. Seal Beach attracts a steady stream of both residents and tourists, ensuring a robust customer base year-round. This second-generation restaurant property presents a compelling investment opportunity for restaurateurs seeking to establish or expand their presence in a coveted coastal destination known for its vibrant community and tourist appeal.



PROPERTY OVERVIEW

Address	137 Main St, Seal Beach, CA 90740
APN	199-034-05
List Price	\$2,395,000
Lease Rate	\$4.95 PSF NNN
Building Size	±1,874 SF
Lot Size	±2,937 SF
Year Built	1920
Parking	6 spaces
Zoning	MSSP - Main Street Specific Plan

*Measurements are meant to be approximate only. No warranty is made as to their accuracy and buyer to do their own investigation.

PROPERTY HIGHLIGHTS

High-visibility Main Street location just one block from beach and pier

Walk Score® Walker's Paradise (91) - Heavy year-round foot traffic from locals and tourists

Second-generation restaurant space (will be delivered vacant)

6 parking spaces in rear lot

Seal Beach is a popular tourist destination with historic charm and appeal

High Average Household Income:

- \$194,815 (1-mile radius)
- \$162,617 (3-mile radius)
- \$148,949 (5-mile radius)



EXECUTIVE SUMMARY



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SEAL BEACH

Seal Beach is a coastal city in Orange County, CA.

According to the United States Census Bureau, the Seal Beach has a total area of 13.0 square miles, including 11.3 square miles of land and 1.8 square miles of water. It is bounded by Rossmore and the city of Los Alamitos to the north, the City of Westminster to the East, Huntington Beach to the South, and the Pacific Ocean to the West. Seal Beach is served by three main airports: Long Beach (LGB, ± 7 miles), John Wayne Airport (SNA, ± 22 miles) and Los Angeles International (LAX, ± 27 miles).

Named after the seals that once frequented its beachfront, Seal Beach has a charming small-town atmosphere filled with quaint neighborhoods and hometown appeal. Serving as the northern gateway to Orange County's 42 miles of coastline, this quiet, idyllic seaside community has something for everyone.

Some of Seal Beach's main attractions include the second longest wooden pier in California, a beautiful beach, the Naval Weapons Station, Seal Beach National Wildlife Refuge and the San Gabriel River Bike Trail. There are also a variety of local shops and restaurants, and activities including fishing, surfing, sunbathing, and arts and culture events. With something for everyone, Seal Beach is a family oriented, beautiful location with many activities for locals and visitors to enjoy.

Source: https://en.wikipedia.org/wiki/Seal_Beach,_California

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	9,812	60,925	274,802
2029 PROJECTED POPULATION	9,520	58,609	264,191
2010 CENSUS POPULATION	9,514	61,283	278,815

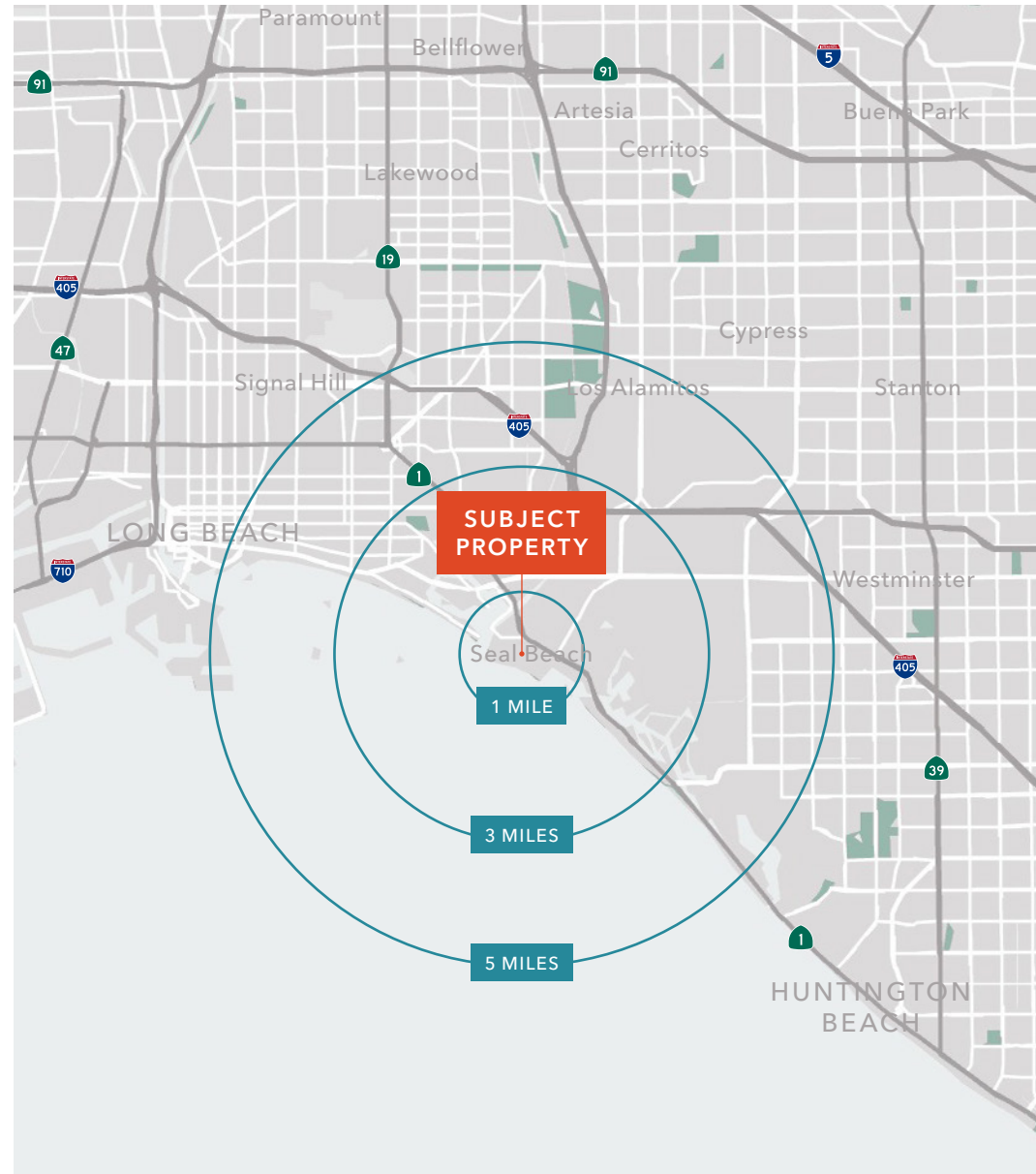
2024 POPULATION BY RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	68.9%	66.1%	50.4%
BLACK	2.1%	3.2%	6.9%
NATIVE AMERICAN	0.6%	0.5%	0.9%
ASIAN	11.2%	13.0%	15.2%
HAWAIIAN & PACIFIC ISLAND	0.3%	0.3%	0.4%
HISPANIC OR LATINO POPULATION	21.7%	22.6%	31.8%

HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	4,795	32,405	118,575
2029 PROJECTED HOUSEHOLDS	4,685	31,575	115,613
2010 CENSUS HOUSEHOLDS	4,661	32,203	117,033

Data Source: Regis Online, ©2024, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9



THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500+

NUMBER OF BROKERS

42.4M+

ANNUAL SF OF LEASES

31.7M+

ANNUAL SF OF SALES

ASSET SERVICES

57M+ SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

39/24

TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

Commercial Brokerage

Asset Services

Valuation Advisory

Debt & Equity Finance



Exclusively listed by

RYAN SHARPE

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information, contact*

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