



401 E Center Ave | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | & ASSOCIATES

to learn more, visit: www.mdgre.com

Joe Silva
Lic# 01225765
www.mdgre.com

PROPERTY DETAILS

Address: 401 E Center Ave | Visalia, CA

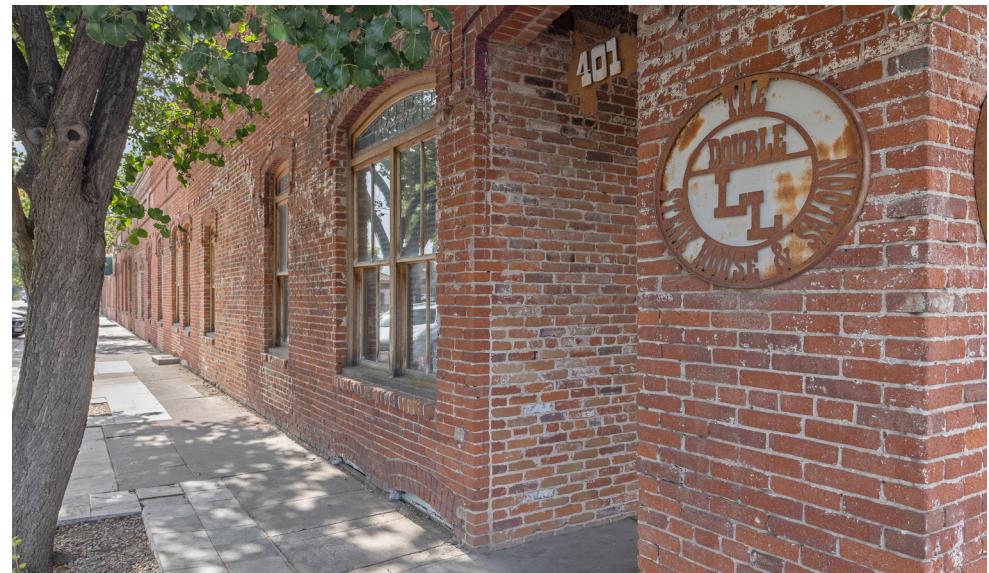
APN: 094-294-013

Lot Size: 12,734 +/- Sq. Ft.

Restaurant Size: 8,222 +/- Sq. Ft.

Zoning CDT

Sales Price \$1,699,000.00



Additional Comments:

Rare opportunity to acquire a historic restaurant building downtown Visalia. This primely located building, formerly Double L Restaurant, would be a perfect opportunity for an owner user to establish a new business in the location. It is a turnkey restaurant space and the sale will include all of the existing equipment. The Liquor License and bar inventory will be available for purchase separate from the building. Within walking distance to vibrant downtown restaurants, financial institutions and shopping. Please call for further details.



Contact Broker:
Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

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PROPERTY HIGHLIGHTS

- Beautiful brick building sitting on a hard corner
- Combination restaurant and bar
- Multiple private dining rooms
- Large kitchen with multiple hoods and swamp coolers
- Legacy property

FINANCING

- Owner financing available with 30% down amortized over 25 years at 5% and all due and payable within five years.

PROPERTY HISTORY

In 1947, William Lum (Uncle Bill) and Lily Lum, his mother, both former San Francisco Chinatown residents, purchased an existing restaurant in Visalia's Chinatown. After the Downtown District flood of December 22, 1955, they re-built The Hong Kong Restaurant and Nine Dragons Room Bar. In 1976, Hubert Lum (father) and Lily Lum, his mother, managed the restaurant/bar when Uncle Bill opened Willie Lum's China Row on Monterey Bay's historic Cannery Row, now the current site of the Chart House. In 1978, Hubert Lum (father) and Lily F. Lum (mother) purchased the business/building, completely refurbishing The Hong Kong and opening Lum Lum's in 1982. The couple eventually purchased the whole block, the last existing remnant of Visalia's Chinatown. In 1992, they opened The Double LL Steakhouse and Saloon.

417 E. Center and 401 E. Center are two renovated "new" buildings behind the late 1800s original brick facade. Hubert and Lily F. Lum received the 1999 Lifetime Achievement Award from the California Chapter of the Central California Restaurant Association before they retired in 2000.

PROPERTY DETAILS

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Banquet Room: 30'7" x 45'9" | 1356 sq ft
Bar: 30'8" x 8'8" | 264 sq ft
Barroom Seating: 49'6" x 27'8" | 1114 sq ft
Dining Room 1: 37'10" x 18'6" | 698 sq ft
Dining Room 2: 30'9" x 22'5" | 661 sq ft
Kitchen: 49'9" x 41'10" | 1490 sq ft
Office: 8' x 8'11" | 71 sq ft
Storage: 13'4" x 11' | 146 sq ft
Storage: 8'1" x 13'6" | 103 sq ft
Storage: 7'7" x 10'10" | 82 sq ft
Washroom: 8'1" x 8'2" | 60 sq ft
Washroom: 10'9" x 19'6" | 162 sq ft
Washroom: 16'9" x 14'5" | 149 sq ft
Wine Cellar: 21'6" x 17'9" | 268 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: 8222.71 sq ft
Unfinished Area: N/A

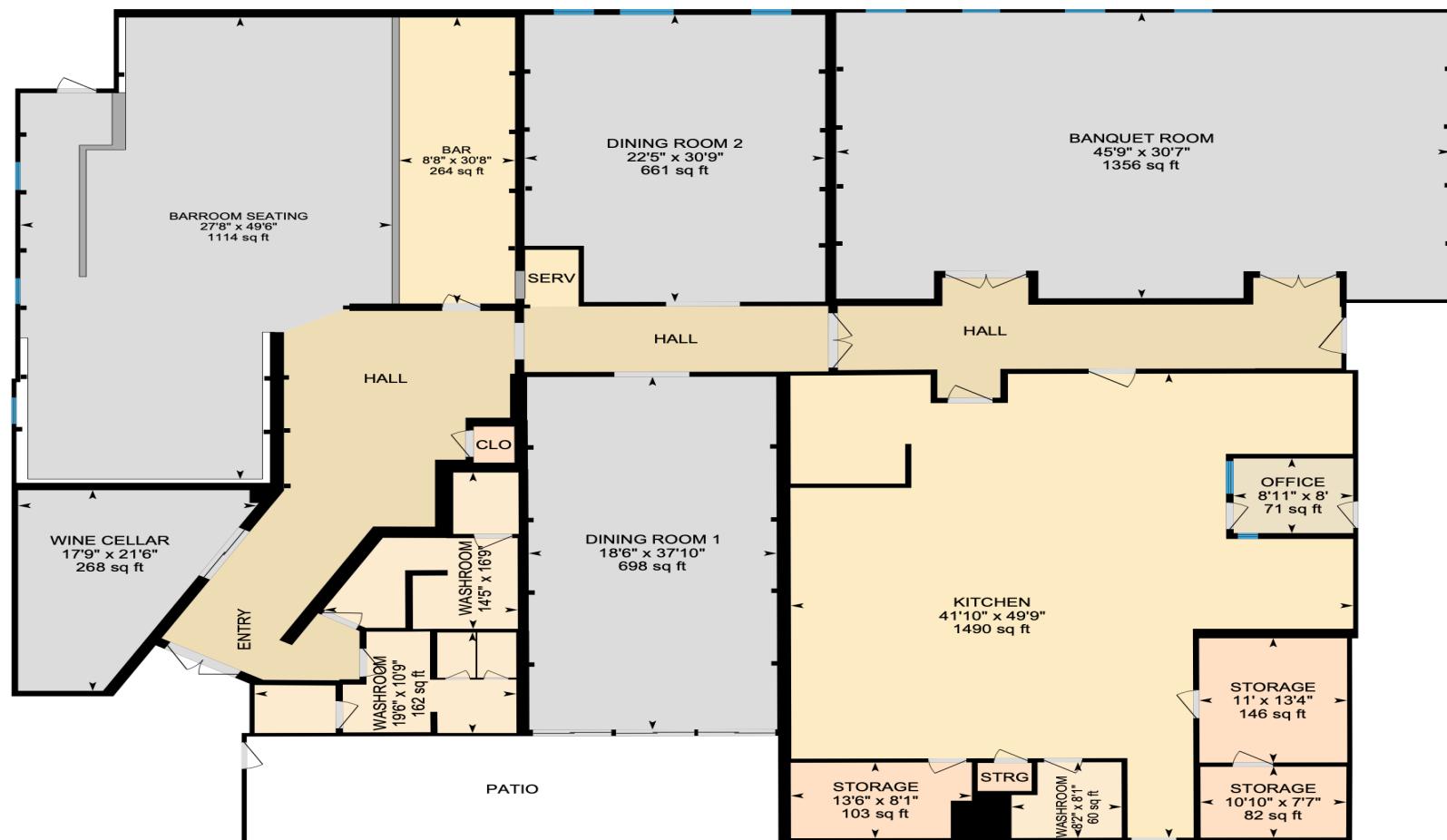
ANSI Z765-2021, Main Building

Above Grade Finished Area: 8222.71 sq ft
Above Grade Unfinished Area: N/A
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

Total Area (Above & Below Grade), Main Building

Finished Area: 8222.71 sq ft
Unfinished Area: N/A

FLOOR PLAN



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

TAX MAP

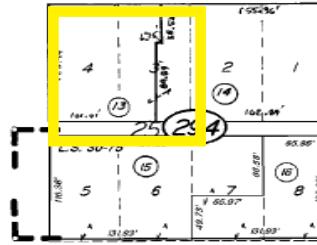
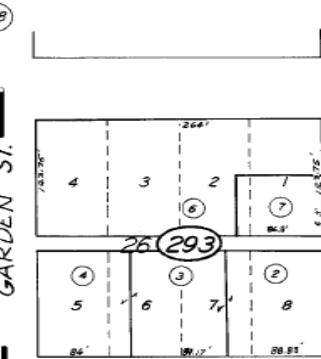
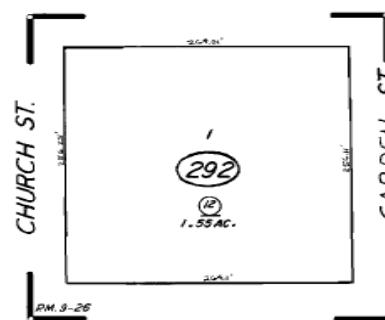
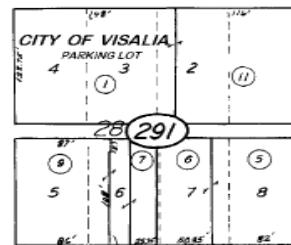
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
R & T CODE SEC. 327, 406.3, ETC.

REVISED: 09/08/2015
REASON: 2015-0038989
CAD TECH: ARL

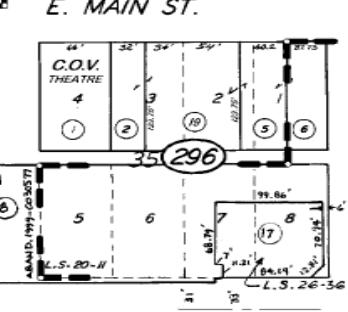
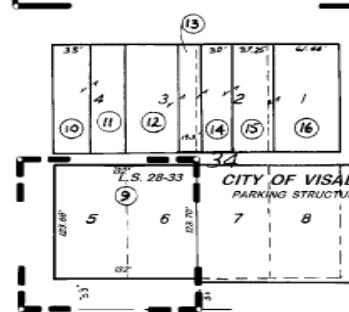
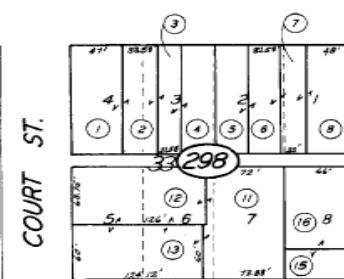
POR. SE^{1/4} OF SW^{1/4} SEC. 29, T.18S., R.25E., M. D. B. & M.

TAX CODE AREA 94-29
6-219 |
6-017 |
6-217 |

E. CENTER AVE.



3.



A map of Bridge St. showing a 5x5 grid of numbered squares. The squares are labeled as follows: Row 1: 4, 3, 2, 1, J; Row 2: 10, 36, 295 (circled), 8; Row 3: 5, 6, 7, 8; Row 4: 44, 295 (circled), 42; Row 5: 44, 295 (circled), 42. A dashed line runs horizontally through the center of the grid, intersecting the 36 and 295 squares. A vertical dashed line runs through the center of the grid, intersecting the 10 and 8 squares. The grid is bounded by a solid line on the left and a dashed line on the right.

SANTA FE ST.

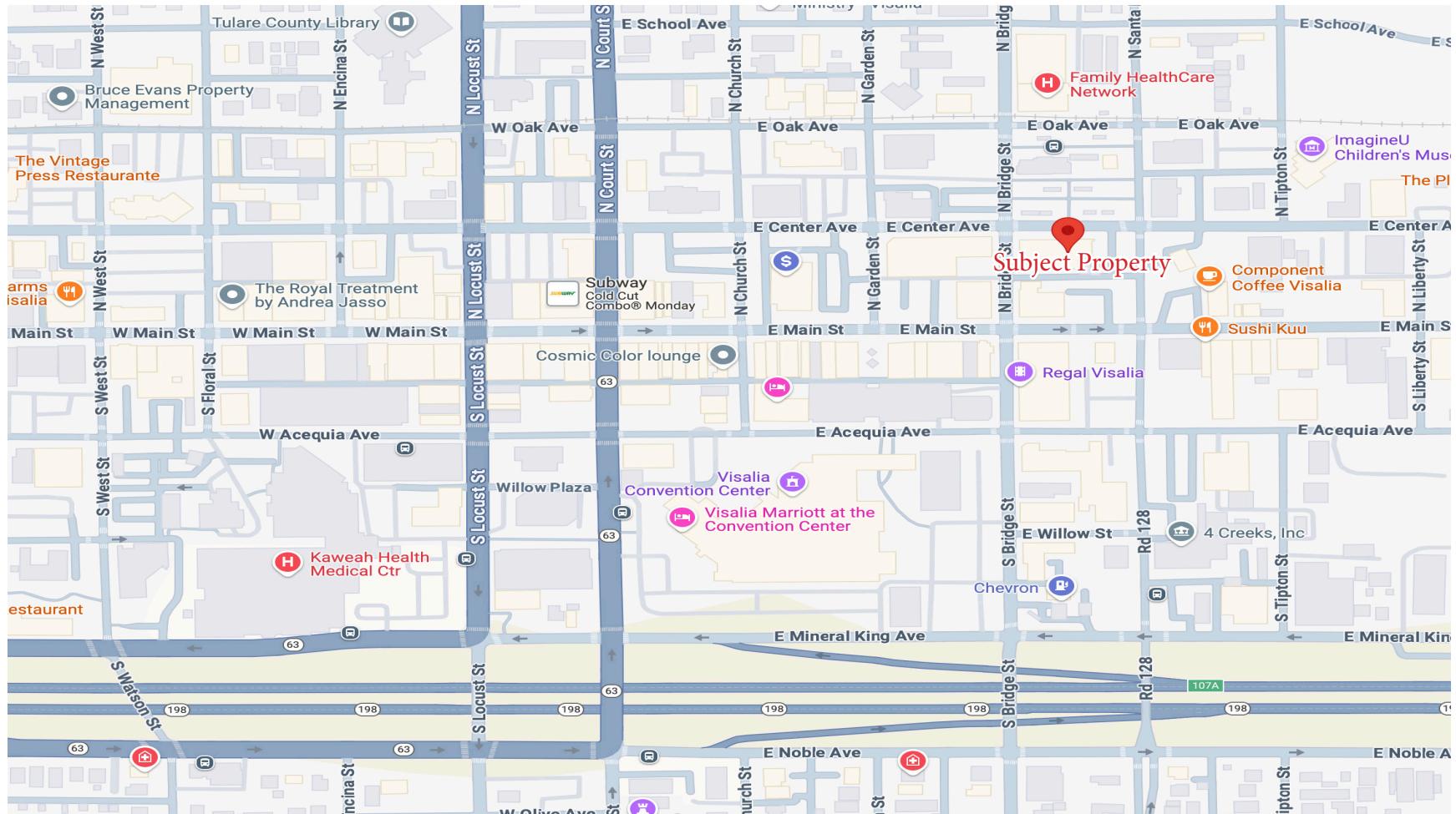
E. ACEQUIA AVE

**POR. PLAT OF VISALIA, R.M. 3-48
PARCEL MAP NO. 826, PM 9-26
RECORD OF SURVEY, L.S. 20-11
RECORD OF SURVEY, L.S. 26-36
RECORD OF SURVEY, L.S. 28-33
RECORD OF SURVEY, L.S. 30-75**

CITY OF VISALIA
SSESSOR'S MAPS BK. 94, PG. 29.
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

LOCATION MAP



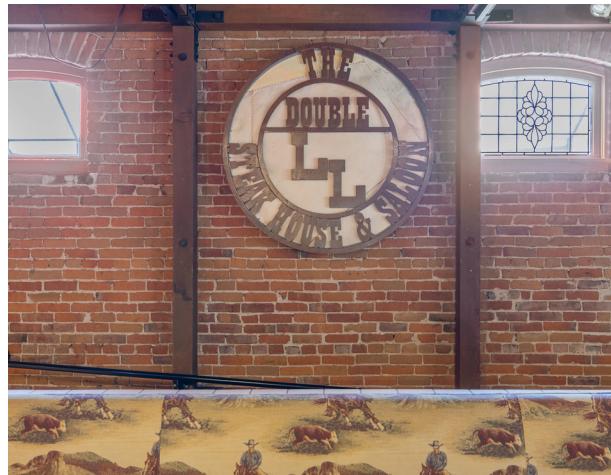
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PROPERTY LAYOUT



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PROPERTY PHOTOS



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