

For Sale: \$4,150,000

1225 Canal Blvd, Ripon CA 95366



Business is Open and Operating Regular Hours

Turnkey Luxury Design Forward Restaurant & Lounge

5,762 SF 1.13 AC LOT Renovated 2023 Trophy Asset

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

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Tony Quinteros

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209.988.6189 | tonyqcre@gmail.com

PMZCommercial.com



Investment Overview

Falcons Lair is an actively operating establishment, maintaining its standard hours and delivering a seamless guest experience throughout the offering period.

PMZ Commercial Real Estate is pleased to bring to market 1225 Canal Blvd, Ripon, CA 95366, a 5,762± sf turnkey restaurant and bar on a 1.13± acre lot located directly off Highway 99 with major freeway visibility. Originally built in 2007, the property underwent a comprehensive \$1,500,000 remodel in 2023 with high-end finishes throughout. Exterior features include a stone veneer facade, two-story rotunda-style foyer, standing seam metal roof, and professionally manicured landscaping with ample parking.

Interior features include a full-service bar with marble bar top and custom lighting, a main dining room with luxurious booth and table seating, a separate speakeasy style intimate lounge and cocktail area, and a covered patio with additional dining seating. The large commercial kitchen is fully equipped with all new equipment, walk-in cooler, walk-in freezer, walk-in beer cooler, dedicated dish room, dry storage, staff restroom, and manager's office. Marble tile flooring, custom light fixtures, and high-end imported finishes are found throughout the property.

Offered as a turnkey operation including all furniture, fixtures, and equipment. A full FF&E inventory list is available upon request. Call listing agent for more details, financials, and to arrange a private showing.

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Property Facts

BUILDING SIZE
5,762 SF

LOT SIZE
1.37 AC

APN
259-660-68

SEATING CAPACITY:
Dining Room 88
Bar & Lounge 49
Patio 30

YEAR BUILT **RENOVATED**
2007 **2023**

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Property Features

- SEAMLESS TURNKEY OPERATION
- METICULOUSLY DESIGNED INTERIOR
- GRAND ENTRY WITH HOST STAND
- COVERED OUTDOOR DINING PATIO
- INTIMATE SPEAKEASY STYLE BAR AND LOUNGE
- CRAFT COCKTAIL BAR WITH THREE BARTENDER WELLS
- TOP OF THE LINE, CHEF GRADE EQUIPMENT PACKAGE
- FULLY EQUIPPED, HIGH CAPACITY KITCHEN
- REFINED, UPSCALE IMPORTED DECOR AND FINISHES THROUGHOUT
- HIGH END CUSTOM FURNITURE PACKAGE
- LUXURY SEATING AND BESPOKE MILLWORK

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SUBJECT PROPERTY

**SAVE MART
SUPERMARKETS**

**TSC TRACTOR
SUPPLY CO**



**ACE
Hardware**



**CALIFORNIA
FREIGHT**



Location

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SUBJECT PROPERTY



Broader Location

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Aerial Photos



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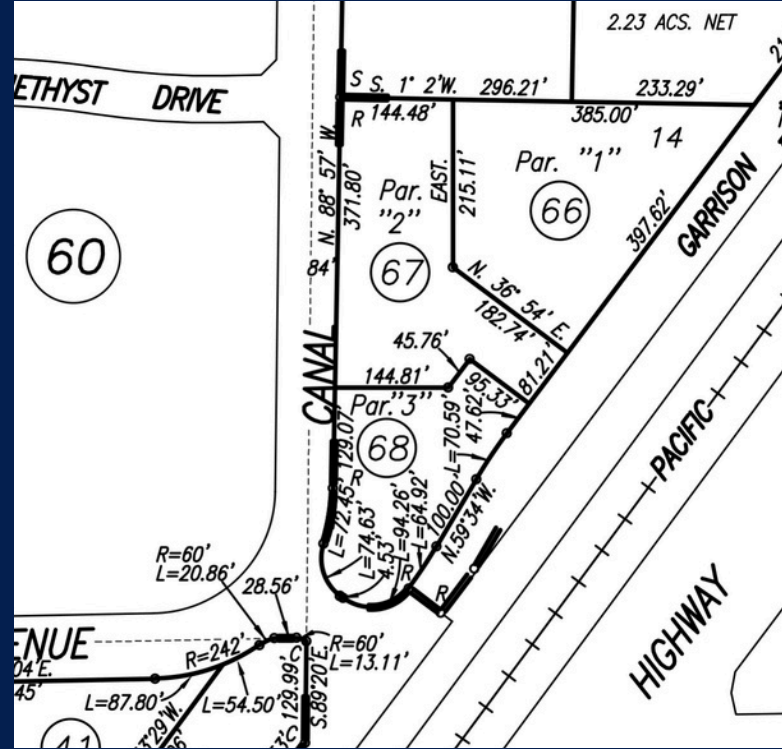
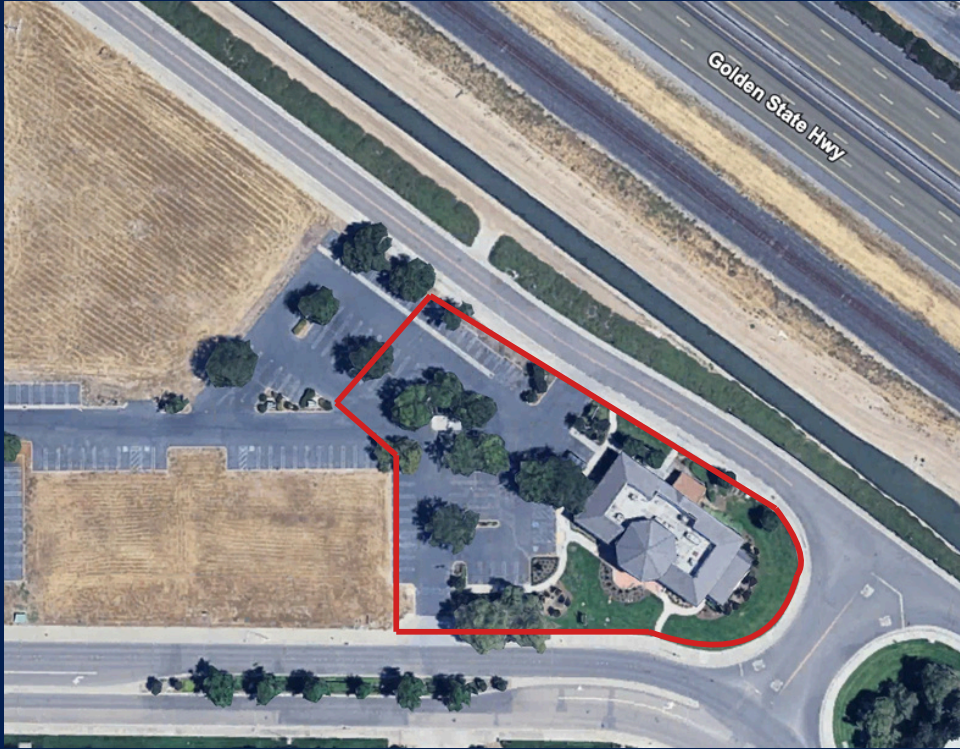
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Parcel Maps



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