

FOR SALE

REPUTED RESTAURANT

REAL ESTATE INCLUDED

Building Area: 6,500 SF +/-

Lot Size: 39,640 SF (0.91 Acres)



1005 Stafford Way
Yuba City, CA 95991
APN 051-331-007 (Sutter County)

**CENTURY 21
COMMERCIAL®**

Select Real Estate



A RESTAURANT
RICH IN HISTORY



Nestled in the heart of Yuba City, California, El Zarape is more than just a restaurant — it's a legacy. One of the oldest family-owned and operated Mexican restaurants in the region, El Zarape has been serving up authentic flavors, cherished memories, and warm hospitality for over six decades.

Originally opened and successfully operated since March of 1952 by Jony and Eleanor Gonzales. The El Zarape Restaurant has been providing the community with the finest in Mexican cuisine using fresh ingredients and authentic family recipes for over 60 years!

Each dish at El Zarape still reflect the Gonzales' original vision — fresh ingredients, traditional recipes, and a commitment to quality that never wavers. From sizzling fajitas to handmade tamales, the flavors carry the soul of Mexico and the heart of a family who never forgot their roots.

In 2005, the restaurant entered an exciting new chapter. The current ownership renovated and redesigned the historic building — formerly a bank. The space was completely remodeled and brought up to code to support full restaurant operations while retaining touches of the building's original character. Today, the unique setting adds charm to every meal enjoyed within its walls.

El Zarape also proudly holds a Type 47 ABC license, allowing them to serve a full range of beer, wine, and liquor for guests to enjoy with their meals — whether it's a casual lunch, a family dinner, or a festive night out.



It has always been a pleasure of El Zarape to continue with their excellent quality of food and service which has made them one of the finest eating establishments in the community.



PROFITABLE RESTAURANT + REAL ESTATE

An exceptional opportunity to acquire a long-standing and highly successful Mexican restaurant, celebrated for its authentic cuisine, outstanding service, and dedicated customer following.

The sale includes the real estate itself, offering not only immediate business potential but also long-term value and security for the new owner. This rare opportunity combines location, legacy, and lasting investment in one turnkey package.

PRIME LOCATION



Strategically located in a central, high-visibility area, this property offers exceptional exposure without the drawbacks of heavy congestion. With convenient access to both Highway 20 and Highway 99, it provides seamless connectivity for local customers and travelers alike — making it an ideal spot for sustained success and future growth.

Guests enjoy ample on-site and street parking, making visits easy and convenient. The location also features simple in-and-out access, helping maintain steady traffic flow and customer satisfaction.

MULTIPLE SEATING ARRANGEMENTS



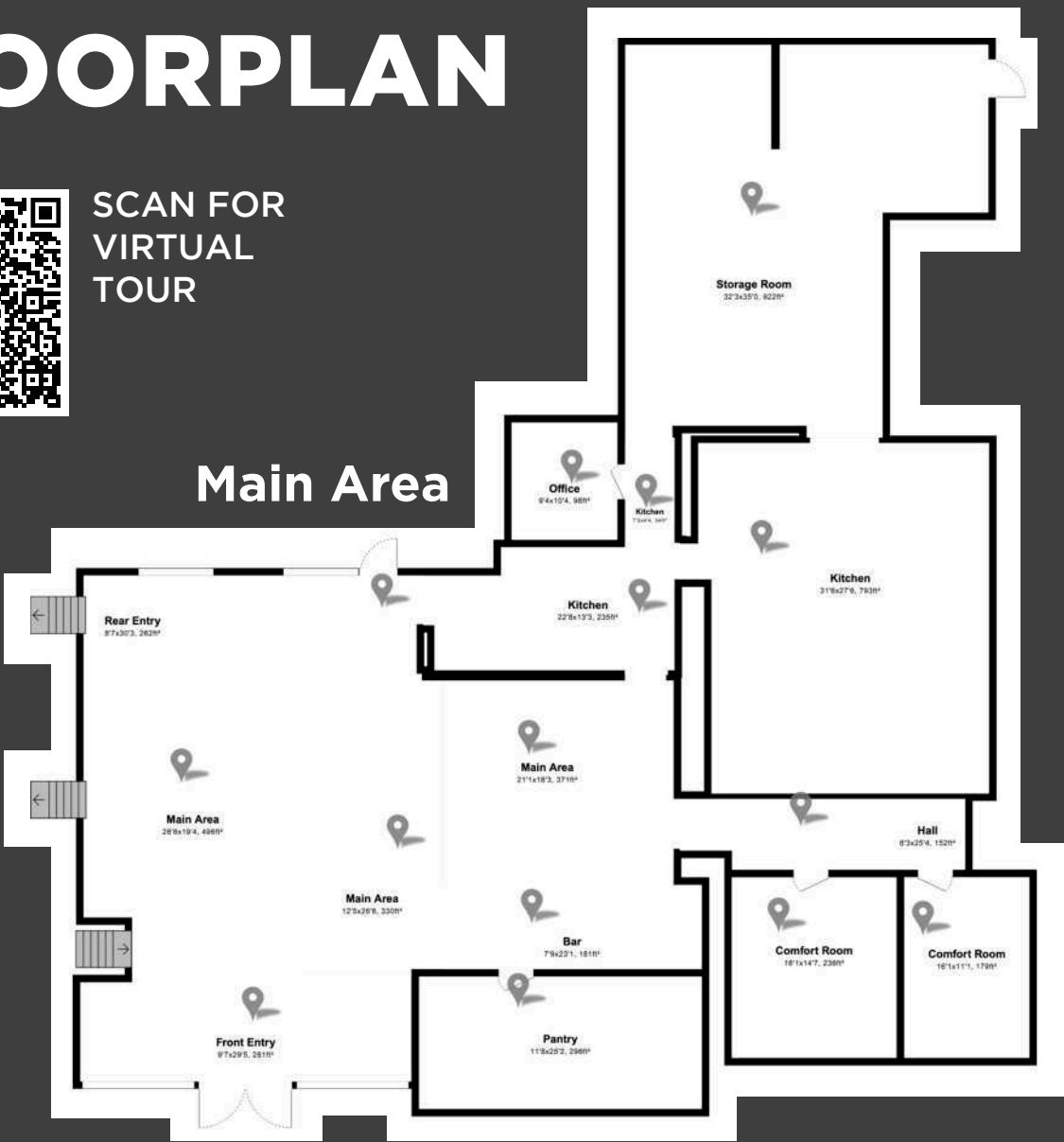
DINE IN — DINE OUT — CELEBRATE!

The property offers versatile dining options, including comfortable indoor seating, a welcoming outdoor patio, and a private area perfect for meetings, special events, or private parties.

FLOORPLAN



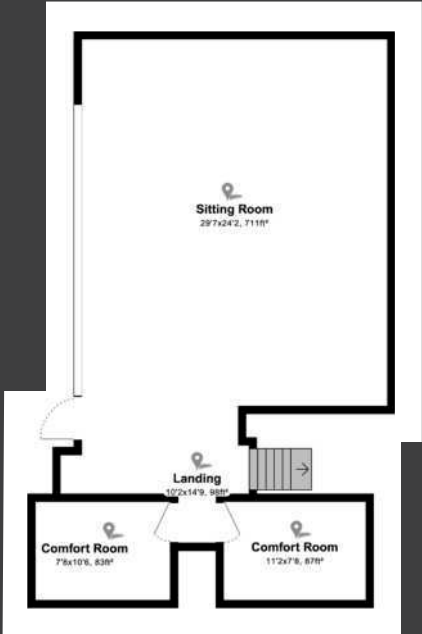
SCAN FOR
VIRTUAL
TOUR



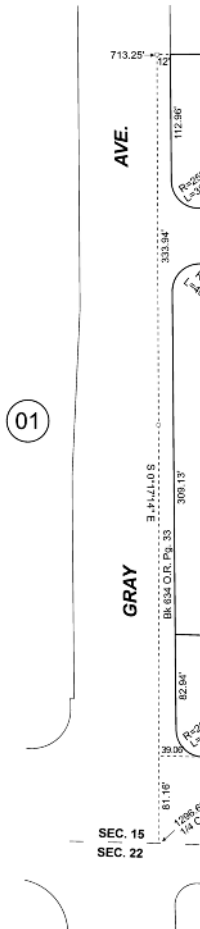
**Upper
Floor**



**Lower
Floor**



SALES OVER \$1.5 MILLION PER YEAR





APN 051-331-007-000
Sutter County



SUMMARY





REAL ESTATE

- 6,500 +/- SF building on a spacious 0.91-acre lot

BUSINESS

- Sales (yearly): \$1,544,000
- Gross Income \$1,109,000
- ABC type 47 license that authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises.
- Business value includes ABC License, Goodwill, FF&E, Covenant not to Compete

PRICE

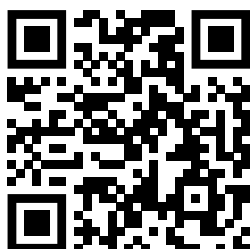
- \$2,500,000 (Including business & real estate)
- Seller will train the buyer for easy transition.

Financials can be shared with qualified and serious buyer after Buyer Profile and NDA is completed.

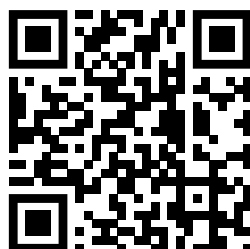
Showings will be scheduled for qualified and serious buyers only, upon completion of a Buyer Profile and execution of a Non-Disclosure Agreement (NDA). Interested parties are strictly requested not to approach or communicate with employees. All inquiries and questions must be directed to the listing brokers and scheduled through them.



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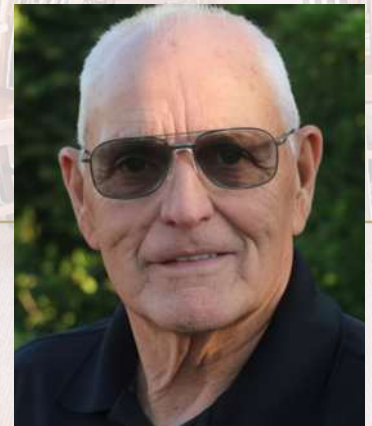
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