RARE DOWNTOWN SARATOGA **RETAIL & RESIDENTIAL** BUILDING FOR SALE

TURNKEY RESTAURANT/BANQUET - CURRENTLY LA MERE MICHELLE

DAVID TAXIN

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JEREMY AWDISHO Vice President

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OFFERING PRICE: \$3,995,000 (\$565.54/SF) **BUILDIN**

BUILDING AREA: ±7,064 SF

YEAR BUILT: 1986

LAND AREA: ±3,605 SF

ZONING: CH-1 (Commercial Historic - 1)

PARCEL NUMBER (APN): 503-24-066

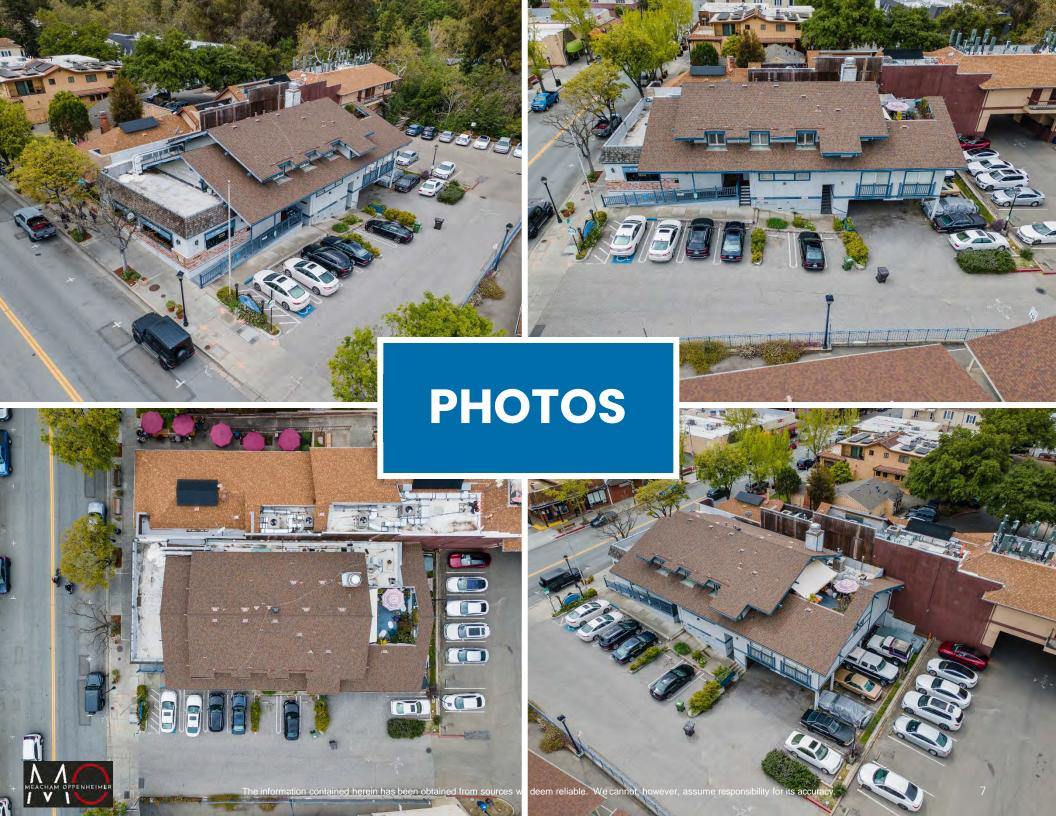
RARE DOWNTOWN SARATOGA RETAIL & RESIDENTIAL BUILDING FOR SALE TURNKEY RESTAURANT/BANQUET - CURRENTLY LA MERE MICHELLE

- Rare ±7,064 SF Retail & Residential Building For Sale in Downtown Saratoga.
- Currently La Mere Michele Restaurant, which has been in Business at this Location for 52 Years.
- Large 3 Bedroom 2 Bathroom Apartment on 2nd Floor.
- Turnkey Restaurant Owner User Opportunity: Building will Be Delivered Vacant at the Close of Escrow.
- All Restaurant Equipment and Liquor License included in the sale.
- Large Format Restaurant/Banquet Facility.
- Located on Big Basin Way in Downtown Saratoga.
- 5 Covered Parking Spaces and Adjacent to Free City Parking Lot.
- Surrounded by High End Restaurants such as Plumed Horse, La Fondue, The Hero Ranch Kitchen, & Flowers Saratoga.
- Located in the CH-1 (Commercial Historic 1) Zoning Designation.



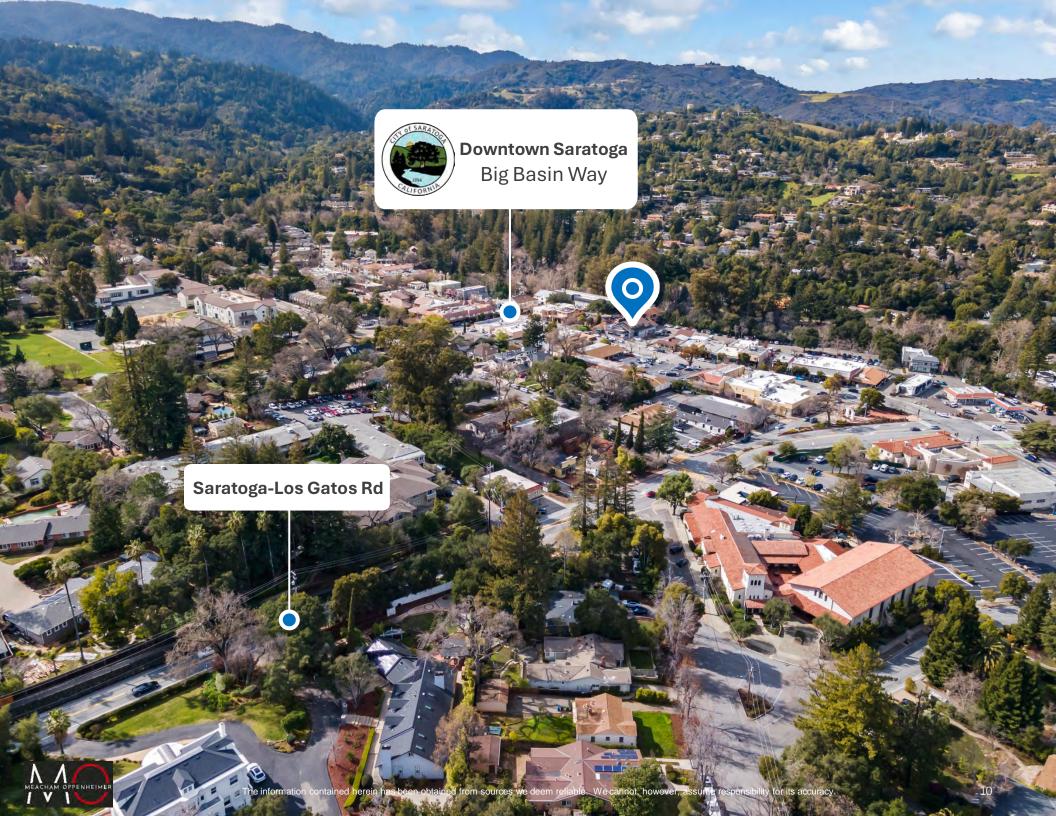




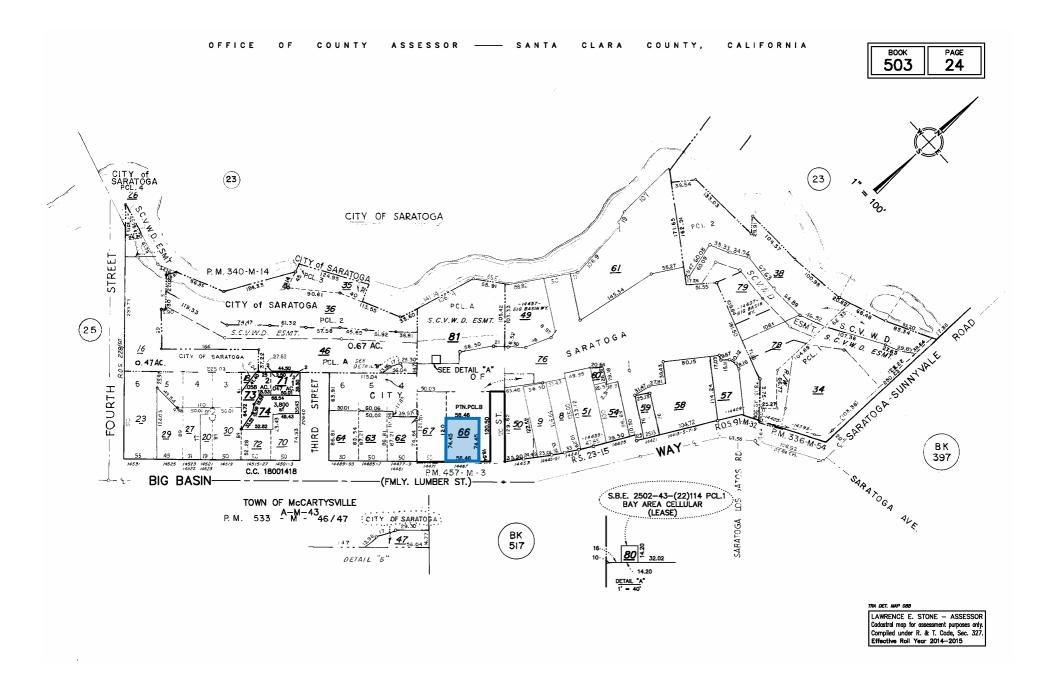














2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	6,715	191,705	878,815
Households	2,306	67,284	324,734
Average Household Size	2.9	2.8	2.6
Owner Occupied Housing Units	1,879	40,536	158,928
Renter Occupied Housing Units	326	23,881	154,175
Median Age	51.4	44.6	39.7
Median Household Income	\$241,116	\$189,230	\$158,369
Average Household Income	\$235,975	\$197,294	\$179,660



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