



WHIRLOWS & TAPS FOR SALE!

Iconic Restaurant/Bar on the Miracle Mile



BURNS GROUP



PROPERTY HIGHLIGHTS

Incredible opportunity to own a turnkey restaurant/bar in the heart of Stockton's Miracle Mile!

- **WHIRLOWS** is a beautifully designed restaurant with gleaming dining room, tables and chairs, fenced outdoor seating area. Sparkling kitchen is fully equipped with hood/ansul system, grease trap, and all kitchen fixtures.
- **TAPS BARREL HOUSE** is a popular neighborhood hangout with a full bar, a variety of microbrews, and over 25 beers on tap.
- Sale includes a **TYPE 47 LIQUOR LICENSE**, which allows on and off-site sales of liquor, beer and wine.
- Private parking in the **5,711 SF PARKING LOT** included in the sale.

The Whirlow Family has operated Whirlows/Taps since 2010. All the building systems have been professionally maintained, including plumbing, electrical, HVAC, grease trap, fire suppression, refrigeration, and kitchen infrastructure.

WHIRLOWS and TAPS can be operated as a single business, or the spaces can be operated as two separate businesses. Separately metered.

If desired, Whirlow Family will allow new owners to keep the name and benefit from over a decade of name recognition and good will.



1924—1926 PACIFIC AVENUE

Stockton, California



WHIRLOWS RESTAURANT

WHIRLOWS offers a wide selection of fresh salads, burgers, sandwiches and catering



1924—1926 PACIFIC AVENUE

Stockton, California



WHIRLOWS ENTERTAINMENT

Well-known for its nightlife, WHIRLOWS hosts live music with a variety of local bands and entertainment



Wed/2nd
Anthony & Ray
Acoustic Set



Thur/3rd
Open
Rock
Jam

Fri/4th
Jazz Jam

Sat/5th
Hardly
Deadly

WHIRLOWS
TOSSED *and* GRILLED

5th ANNIVERSARY PARTY
HIGH WATER
BREWING

2000 BARREL HOUSE
1924 PACIFIC AVE. STOCKTON
CALIFORNIA 95210
6-10-10-10-10

MUSIC BY
HARDLY DEADLY

466-2823

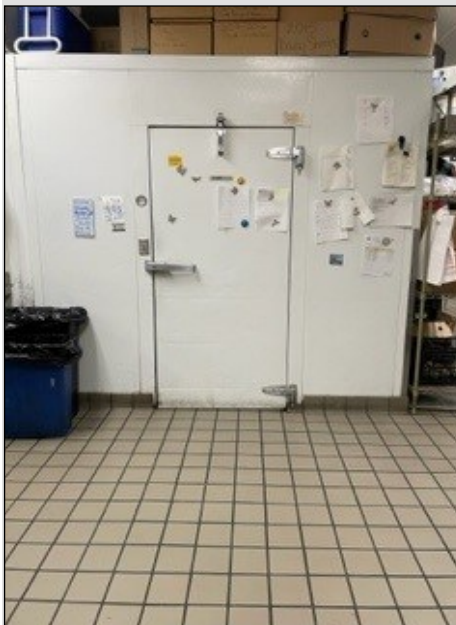


1924—1926 PACIFIC AVENUE

Stockton, California



WHIRLOWS KITCHEN



1924—1926 PACIFIC AVENUE

Stockton, California



TAPS BARREL HOUSE

TAPS is a popular neighborhood hangout with over 25 beers on tap, microbrews, and a full bar.

Local crowds come for its Trivia Nights, Music Bingo, and Live Music.



1924—1926 PACIFIC AVENUE

Stockton, California



TAPS BARREL HOUSE



1924—1926 PACIFIC AVENUE

Stockton, California



BURNS GROUP

PARKING LOT—1924 PACIFIC AVENUE

- 5,711 SF (.13 acres)
- Private parking for restaurant
- Ideal for outdoor entertainment and events



1924—1926 PACIFIC AVENUE

Stockton, California



BURNS GROUP

Price just reduced!

\$1,795,000

1926 Pacific Avenue

WHIRLOWS & TAPS

APN #127-020-250

±10,247 SF (.23 acres)

Building is ±6,525 SF, plus ±3,722 SF of parking

Zoning: General Commercial/Medium Density Residential

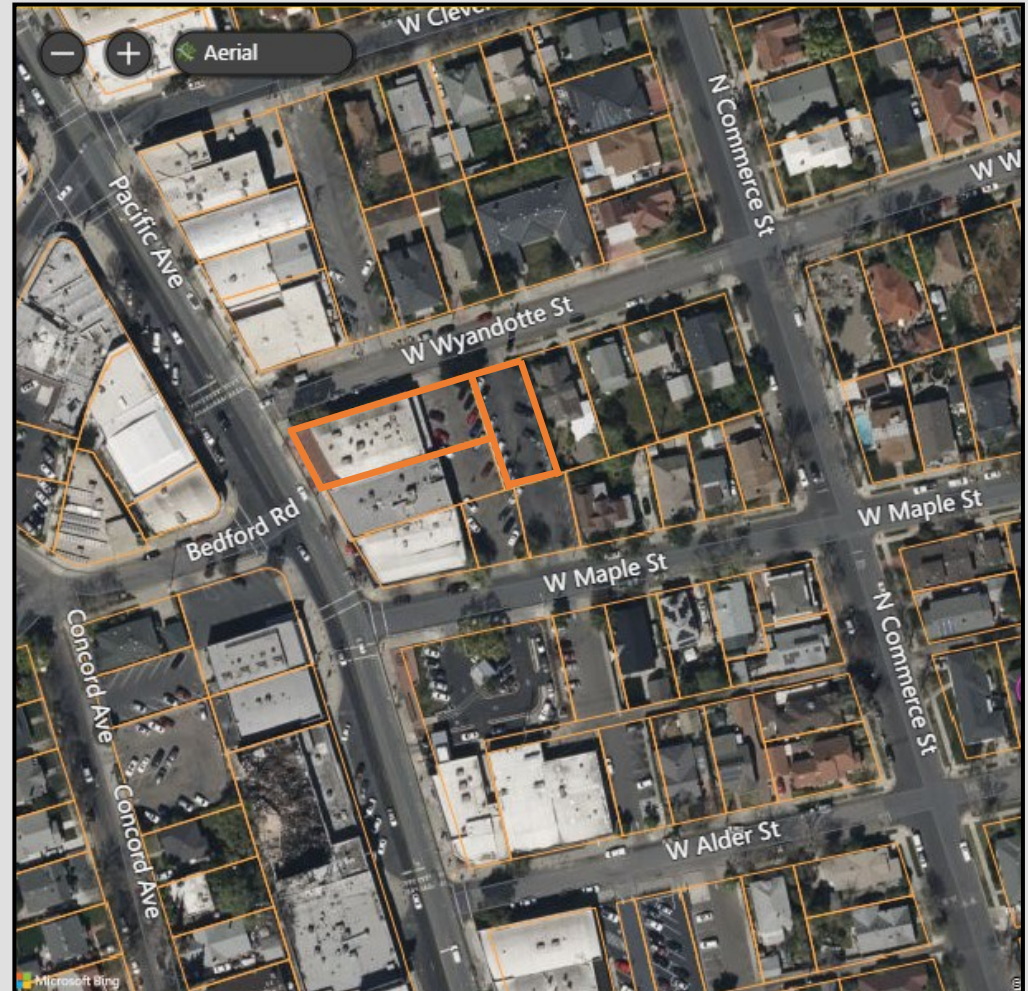
1924 Pacific Avenue

PARKING LOT

APN #127-020-210

±5,711 SF (.13 acres)

Zoning: Medium Density Residential



1924—1926 PACIFIC AVENUE

Stockton, California



BURNS GROUP

THE MIRACLE MILE

WHIRLOWS and TAPS are located in Stockton's MIRACLE MILE district.

Situated in the heart of Stockton, a short distance from the University of the Pacific, the charming Miracle Mile is one of Stockton's most unique neighborhoods.

Surrounded by beautiful Craftsman homes, the Miracle Mile is known for being a pedestrian-friendly shopping district with a wide variety of specialty shops and dining.



The Miracle Mile Improvement District (MMID) is a non-profit organization dedicated to improving the safety, security, appearance, and economic growth of the area.

The Miracle Mile District includes all the businesses fronting on Pacific Avenue from Alpine to Harding, and those businesses on Harding Way from El Dorado Street to Lincoln Street.



1924—1926 PACIFIC AVENUE

Stockton, California



Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront. Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the charming Miracle Mile shopping district surround the university.



With a population of over 300,000, Stockton is the 13th largest city in California. Stockton is the county seat of San Joaquin County, with over 685,000 residents.



The Gold Rush turned Stockton into a supply and transportation hub, and began its transformation into a major Industrial center. Its central location, deep water port, and regional airport provide easy access to the Bay Area and beyond.

STOCKTON, CALIFORNIA



Downtown Stockton is undergoing a tremendous revitalization and its successes include a baseball stadium, sports arena, waterfront hotel, new marina and promenade, the Bob Hope Theater and the 16-screen Cineplex and plaza. The Port of Stockton is the largest inland port in California, and has a Foreign Trade Zone designation, deep water channel and 1,000 miles of waterways. High prices in San Francisco and the Bay Area are creating a new migration of economic refugees relocating to Stockton for its affordable real estate and relaxed lifestyle. Museums, theaters, symphony, wine-tasting and diverse cultures add to Stockton's charms.



B U R N S
G R O U P
H I S T O R I C S T O C K T O N

Contact

Mahala Burns
BURNS GROUP, INC.
343 E. Main Street, #10-A
Stockton, CA 95202
DRE# 01082668
(209) 564-0172
mahala@burnsgroupstockton.com
www.burnsgroupstockton.com