



4400 CALIFORNIA 49

PILOT HILL, CA 95664

THOMAS NELSON

530.391.4862

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CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

RETAIL PROPERTY **FOR LEASE**

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Lease Rate

\$1.00 SF/MONTH

OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	5,000 SF

PROPERTY OVERVIEW

- +/- 5,000 SF of restaurant space available for Lease
- Half bar/restaurant and half deli
- Owner is looking for single tenant
- Full kitchen in the bar half, prep kitchen in the deli half
- Small Stage area perfect for live music or stand up comedy nights
- Tenant pays their utilities direct

Owner open to the possibility of a future sale, reach out if interested

PROPERTY HIGHLIGHTS

- GREAT LOCATION RIGHT OFF HWY 49!**
- LOTS OF SIGNAGE OPPORTUNITY**
- BATHROOMS ON EACH HALF OF BUILDING**
- PLATES/CUPS/SILVERWARE AVAILABLE FOR TENANT TO USE**

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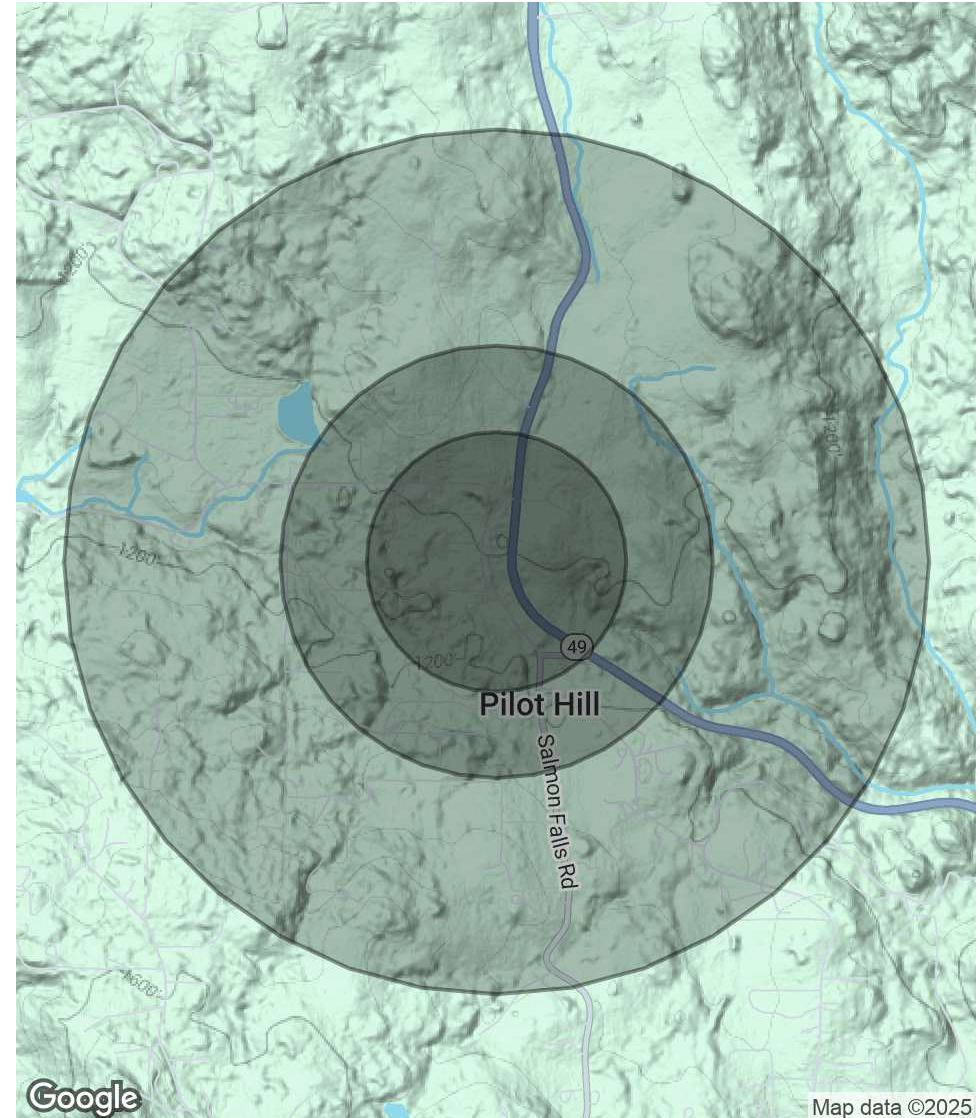
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	68	162	332
Average Age	48	48	48
Average Age (Male)	49	49	49
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	67	133
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$119,377	\$119,433	\$119,517
Average House Value	\$774,404	\$772,054	\$768,527

Demographics data derived from AlphaMap



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