

SUGARLOAF CAFÉ

A Historic Highway 74 Destination

RESTAURANT • MARKET • RESIDENCES • EVENT SPACE • LAND






Image digitally enhanced

Historic café, residences, event potential, and acreage just beyond the desert.

INVESTMENT HIGHLIGHTS


- ✓ Excellent restaurant opportunity
- ✓ Fully equipped kitchen & service areas
- ✓ High visibility on State Highway 74
- ✓ Two private residences
- ✓ Well maintained mountain setting
- ✓ Ample on-site parking
- ✓ Newer water well infrastructure

PROPERTY SNAPSHOT

-  5,784 SF total improvements
-  3,200 SF restaurant building
-  1,500 SF patio with performance stage
-  Main residence: ±1,800 SF | 3 Br | 3 Bth | Office
-  Second residence: ±784 SF | 2 Br | 1 Bth
-  17.43 acres across four APNs
-  Over 1,800 feet of Highway 74 frontage



STRATEGIC MOUNTAIN CORRIDOR LOCATION

-  Positioned along scenic Highway 74 connecting Palm Desert & the Coachella Valley to Idyllwild & Anza
-  Limited commercial services in the immediate area
-  Ideal for owner-user restaurant & destination concept

STRATEGIC MOUNTAIN CORRIDOR LOCATION



Pinyon Crest
100 Homes



Pinyon Pines
263 Homes



Anza
13 Miles
3,076 Pop.



Idyllwild
19 Miles
2,510 Pop.



Coachella Valley
20-25 Minutes



**COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES**

CalDRE #01462012

Each Office Independently
Owned and Operated

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*Where Mountain Air
Meets Opportunity*



SUGARLOAF CAFÉ

A Historic Highway 74 Destination

FOR SALE

70111 & 70125 Highway 74,
Mountain Center, CA 92561

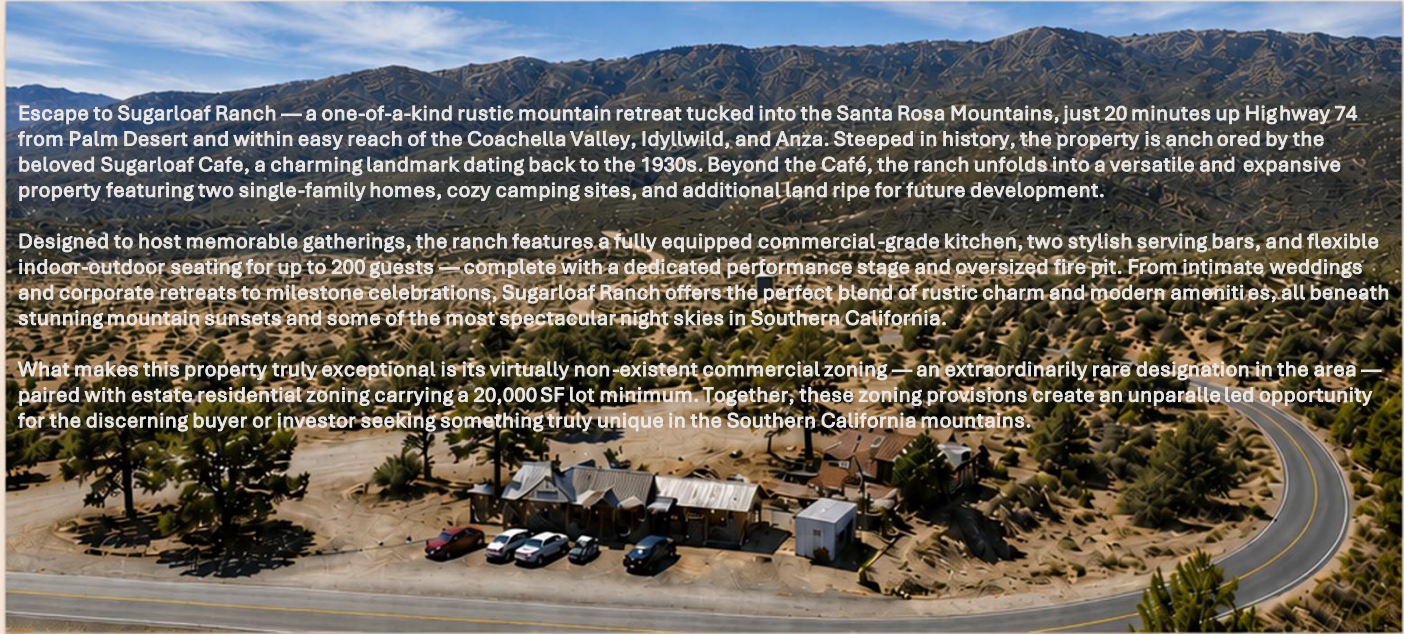
OFFERING PRICE

\$1,688,000

Escape to Sugarloaf Ranch — a one-of-a-kind rustic mountain retreat tucked into the Santa Rosa Mountains, just 20 minutes up Highway 74 from Palm Desert and within easy reach of the Coachella Valley, Idyllwild, and Anza. Steeped in history, the property is anchored by the beloved Sugarloaf Cafe, a charming landmark dating back to the 1930s. Beyond the Café, the ranch unfolds into a versatile and expansive property featuring two single-family homes, cozy camping sites, and additional land ripe for future development.

Designed to host memorable gatherings, the ranch features a fully equipped commercial-grade kitchen, two stylish serving bars, and flexible indoor-outdoor seating for up to 200 guests — complete with a dedicated performance stage and oversized fire pit. From intimate weddings and corporate retreats to milestone celebrations, Sugarloaf Ranch offers the perfect blend of rustic charm and modern amenities, all beneath stunning mountain sunsets and some of the most spectacular night skies in Southern California.

What makes this property truly exceptional is its virtually non-existent commercial zoning — an extraordinarily rare designation in the area — paired with estate residential zoning carrying a 20,000 SF lot minimum. Together, these zoning provisions create an unparalleled opportunity for the discerning buyer or investor seeking something truly unique in the Southern California mountains.



Some pictures are from when the restaurant was operating.



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PROPERTY PARCELS

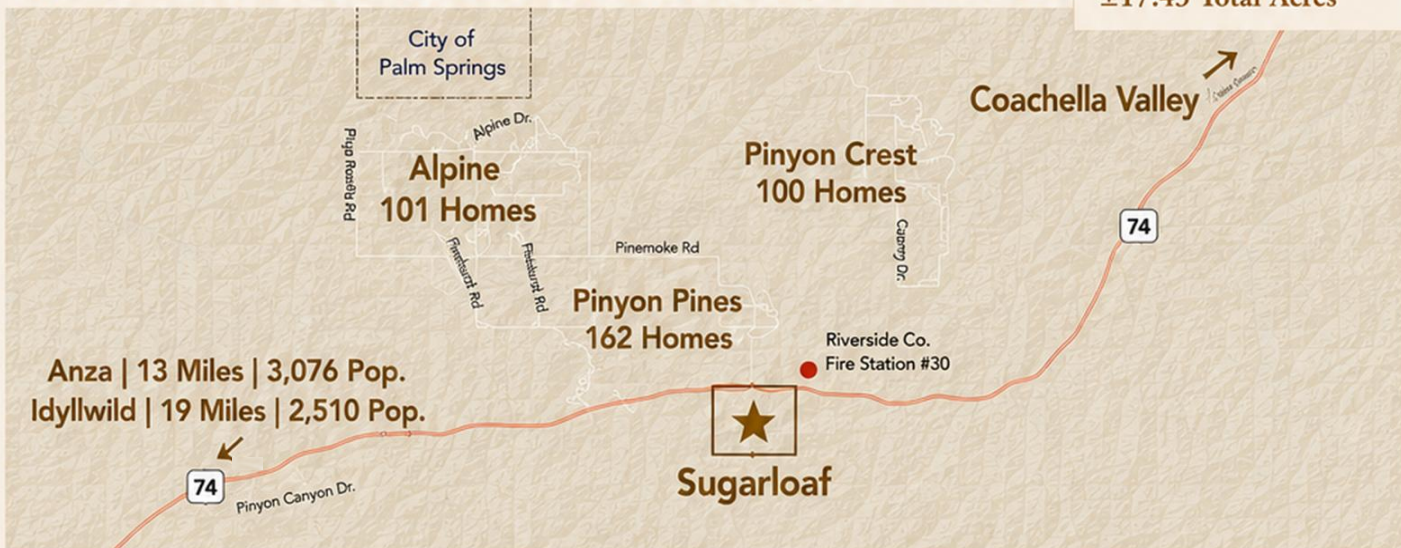
636-192-001 | 2.47 Acres
±3,200 SF Restaurant/Market
±1,800 SF House/Office

636-192-006 | 12.80 Acres
±784 SF House

363-192-007 | 2.15 Acres

636-192-005 | 435 SF Parcel
Water Well & Electric Meter

±17.43 Total Acres



DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Population	756	20,999	166,514
Average Age	51.2	48.3	50.4
Average Age (Male)	48.8	46.7	49.2
Average Age (Female)	54.1	50.9	51.5
Total Households	327	8,980	73,571
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$137,567	\$146,082	\$130,088
Average House Value	\$951,786	\$688,460	\$630,050

2023 American Community Survey (ACS)

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ZONING DISTRICTS SUMMARY

ZONING JURISDICTION	Riverside
ZONING CODE	C-P-S
ZONING DISTRICT	Commercial
PERMITTED USES	Permitted Uses Include But Are Not Limited To: Religious Facility, Gas Station, Bank, Convenience Store, Day Care Facility, General Retail, Restaurant, Hotel / Motel, Office, Research & Development
MIN LOT AREA	No minimum lot area requirement, unless specifically required by zone classification for a particular area.
MAX BUILDING HEIGHT	50 ft
FRONT SETBACK DISTANCE	Buildings less than 35 ft tall: None; Buildings greater than 35 ft tall: 2 ft of setback for each ft of height that exceeds 35 ft
SIDE SETBACK DISTANCE	Buildings less than 35 ft tall: None; Buildings greater than 35 ft tall: 2 ft of setback for each ft of height that exceeds 35 ft
REAR SETBACK DISTANCE	Buildings less than 35 ft tall: None; Buildings greater than 35 ft tall: 2 ft of setback for each ft of height that exceeds 35 ft

ZONING JURISDICTION	Riverside
ZONING CODE	W-2
ZONING DISTRICT	Residential
PERMITTED USES	Permitted Uses Include But Are Not Limited To: Agriculture, Greenhouse / Nursery, Livestock Production, Housing - Single Unit, Agriculture - Cropland
MIN LOT AREA	20,000 sq ft; Mobile Home Space: 2,500 sq ft; Mobile Home Floor Living Area: 450 sq ft
MAX BUILDING HEIGHT	One family residence: 40 ft; All other buildings and structures: 50 ft
FRONT SETBACK DISTANCE	Single family residential: 20 ft
SIDE SETBACK DISTANCE	Single family residential: Interior lots: 10 percent of the width of the lot but not less than 3 ft, and need not exceed 5 ft; Corner and reversed corner lots: 10 ft from existing street line or any future street line, need not exceed 20 percent of the width of the lot
REAR SETBACK DISTANCE	Single family residential: 10 ft

Where Mountain Air Meets Opportunity



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*Historic.
Iconic.
Irreplaceable.*

A legacy property
with limitless potential.

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The Sugarloaf

EST. 1933