

# RETAIL FOR SALE

## TURN KEY BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



Sale Price

**\$800,000**

### PROPERTY HIGHLIGHTS

- ±5,600 SF Turn-Key Remolded Bar On ±0.75 Acres
- Newer Equipment and Improvements Included in Sale
- Quality Clean Kitchen, Full Bar, Lounge, & Open Areas
- ±1,500 SF 3 Bedroom Apartment Included In Sale
- Newly Remodeled Apartment 2022
- Great SBA Loan Candidate w/ Only 10% Down
- Prime Location Off HWY-41 & Excelsior Ave
- Fully Fenced Parking Lot w/ ADA Parking

### OFFERING SUMMARY

Building Size:	6,804 SF
Lot Size:	0.75 Acres
Price / SF:	\$117.58
Renovated:	2022
Zoning:	CR
APN:	004-070-049 & 004-070-050
Traffic Count:	CA-41: ±16,553

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#### PROPERTY DESCRIPTION

±5,300 SF vacant recently remodeled bar located in Riverdale, CA. The building features a functional floor plan that includes up-to-date fully operational turn-key kitchen, several refrigerators and freezers, large open area, hood range, (2) restrooms, and more. The property is an excellent opportunity for both a value-add investor or an owner/user seeking to acquire a former bar building with FF&E included in the sale. Located next to the bar is a 2014 constructed apartment building consisting of ±1,500 SF and has (3) bedrooms, (1) rest room and an open kitchen/living area. The apartment features its own private entrance and an entrance through the bar and was newly renovated in 2022.

#### LOCATION DESCRIPTION

The property is well located off CA-41 and Excelsior Ave in Riverdale, CA. The property is North of Everett Ave, South of Lewiston Ave, East of Walnut Ave and West of CA-41.



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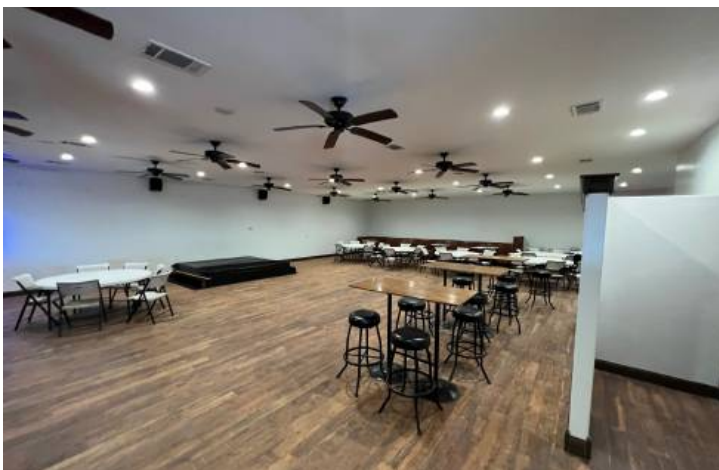
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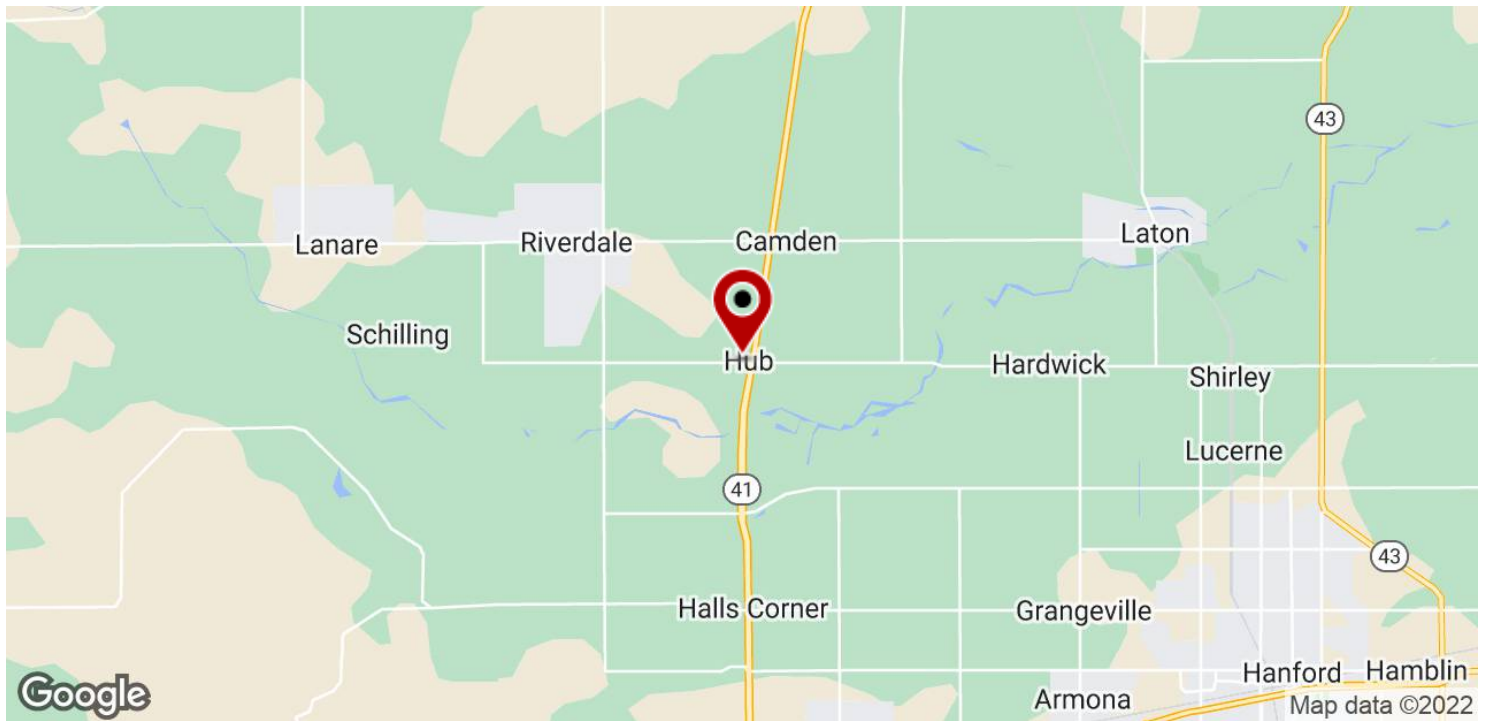
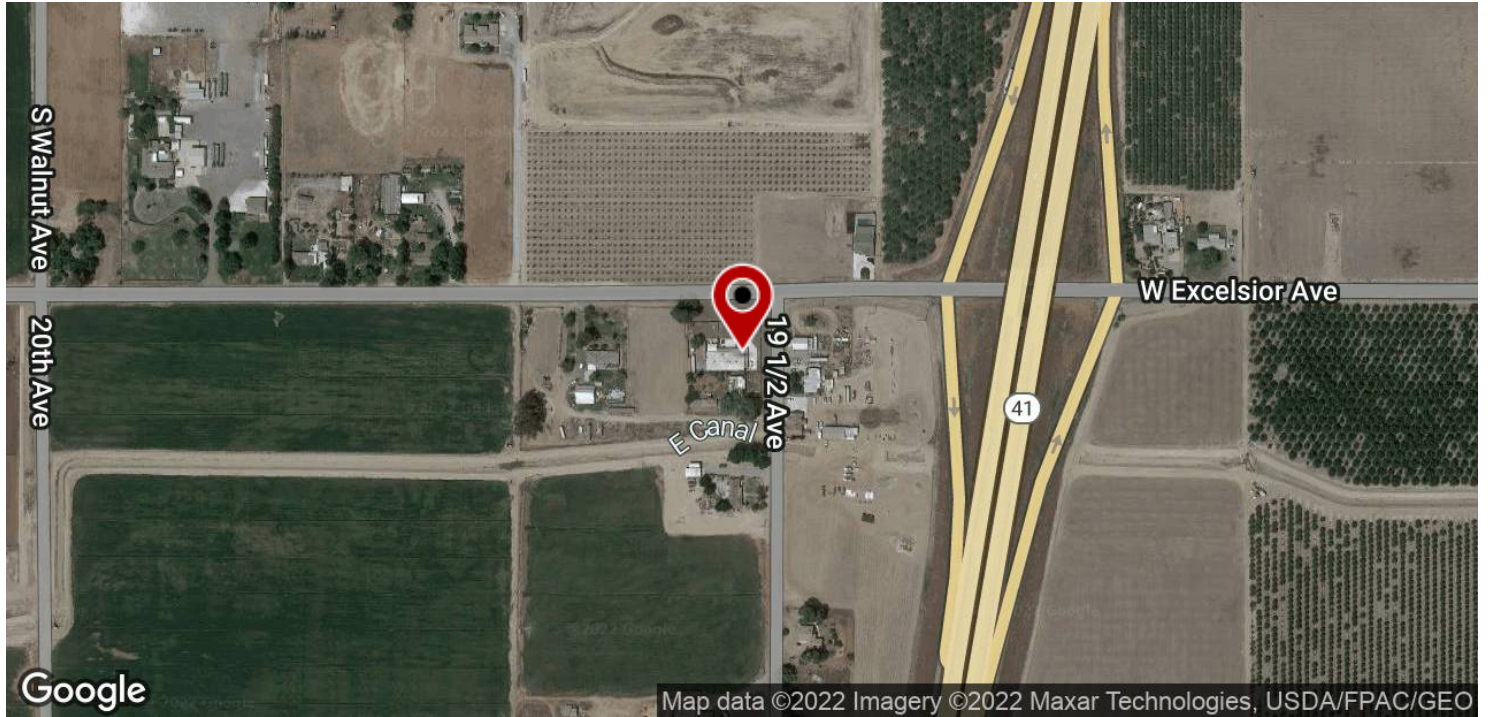
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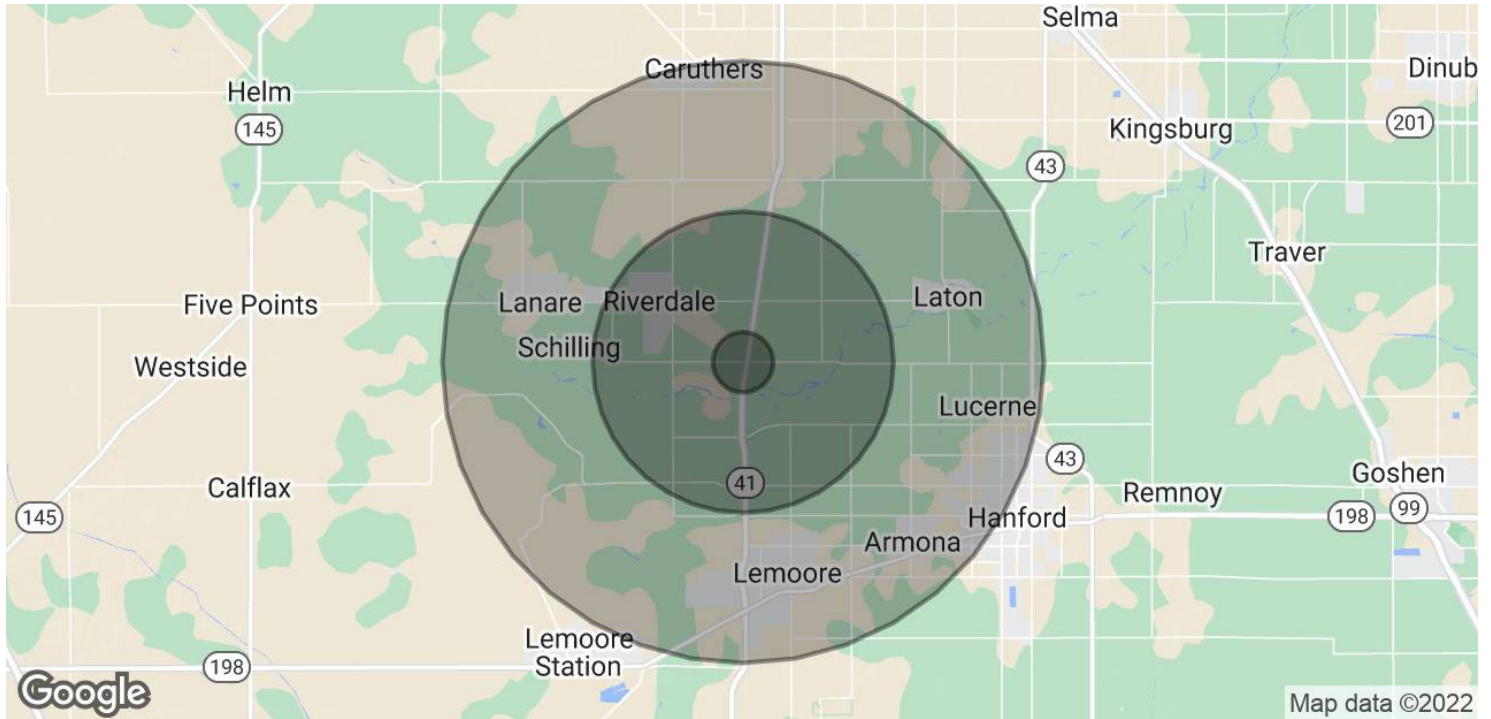
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	178	5,209	71,463
Average Age	34.7	33.5	33.5
Average Age (Male)	37.2	36.0	33.1
Average Age (Female)	34.3	32.1	34.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	59	1,695	24,512
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$68,319	\$60,922	\$79,559
Average House Value	\$1,927,282	\$349,790	\$295,136

\* Demographic data derived from 2020 ACS - US Census

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