

FOR LEASE

859 Guadalupe Street
Guadalupe, CA



The Property

Turn-key restaurant space for lease located in the heart of Downtown Guadalupe, California. Recently built restaurant featuring a large bar, gated outdoor patio seating area with overhead heaters and gas fireplace. The space has been completed with attention to detail with its exposed brick wall, new light fixtures and granite bar counter tops. Kitchen amenities include a gas brick gas/wood BBQ, 2 hoods (4' and 16'), walk in cooler, wash/prep station and an above ground grease trap. Other features include 2 large men's/women's restrooms, closet storage, a large basement for dry storage and a small office. Guadalupe is rapidly growing with new residential development slated to build up to 950 new homes and apartment units. Cash in on this growth with this turn-key restaurant opportunity.

Highlights

- › Turn-key condition
- › Excellent exposure (Highway 1 frontage)
- › Ample on-site parking
- › Explosive population growth (46%)

Property Information

Main Restaurant	+/-2,452 SF
Patio Area	+/-558 SF
Storage Area & Office	+/-975 SF
Total Leasable Area	+/-3,985 SF
Asking Rate	\$3,600 Gross

For further information, please contact:

AGENT: **JASON HART**
Senior Vice President
Central California Coast
Ph: 805 595 1555
License Number: 01334694
jason.hart@colliers.com

AGENT: **TONY ANDREINI**
Associate
Central California Coast
Ph: 805 595 1555
License Number: 02039290
tony.andreini@colliers.com

COLLIERS INTERNATIONAL
575 Price Street, Suite 211
Pismo Beach, CA 93449

FOR LEASE

859 Guadalupe Street
Guadalupe, CA



Dining area



Serving window



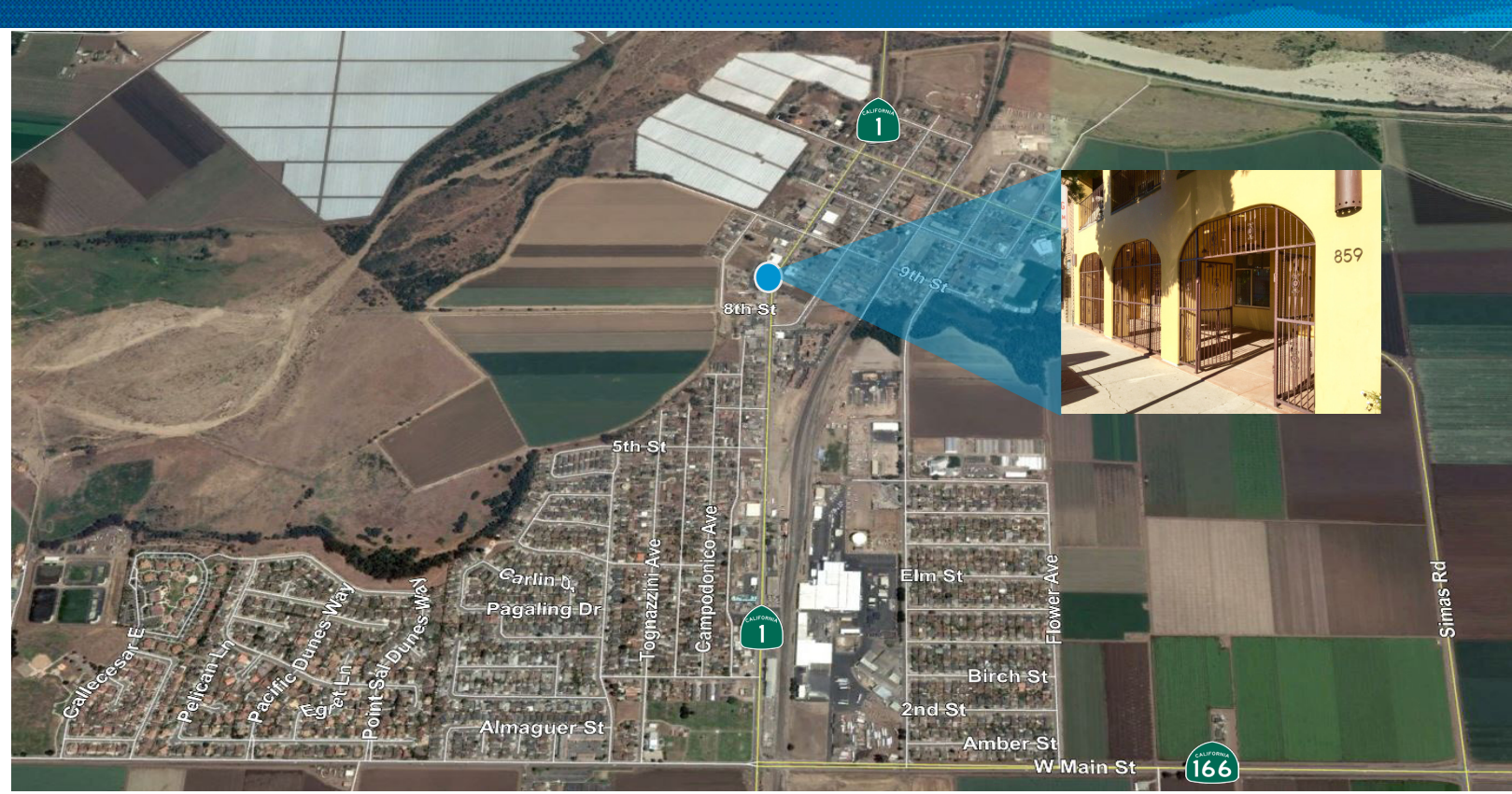
Kitchen



Patio area

FOR LEASE

859 Guadalupe Street
Guadalupe, CA



Location Overview

The restaurant is located in the heart of Guadalupe, 10 minutes west of Santa Maria, Santa Barbara County's largest city and 5 minutes east of the Pacific Ocean. The city of Guadalupe is experiencing explosive population growth due to the construction of over 950 new homes and apartment units, the majority of which are part of the new Pasadera Development. The city's population is expected to grow by nearly 46% from 7,790 to 11,335.

Demographics

Radius	1 Mile	3 Miles	5 Miles
2017 Estimate	6,782	7,383	7,780
Households	1,693	1,849	1,986
Avg. Household Income	\$55,395	\$54,579	\$58,916

For further information, please contact:

AGENT: **JASON HART**
Senior Vice President
Central California Coast
Ph: 805 595 1555
License Number: 01334694
jason.hart@colliers.com

AGENT: **TONY ANDREINI**
Associate
Central California Coast
Ph: 805 595 1555
License Number: 02039290
tony.andreini@colliers.com

COLLIERS INTERNATIONAL
575 Price Street, Suite 211
Pismo Beach, CA 93449