

TURN-KEY RESTAURANT & CHARMING SCHOOLHOUSE

20153 & 20171 State Route 88 • Pine Grove, CA 95665

FOR SALE

OFFERING PRICE: \$850,000



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OPPORTUNITY FOR ADDITIONAL ACREAGE
14031 GOLD MINE ROAD | APN #: 030-200-053 | ±1.1 ACRES

SUBJECT PROPERTY: 20153 & 20171 STATE ROUTE 88
APN #'S: 030-200-042, 043 | ±1.93 ACRES

HIGHLIGHTS

- Turn-Key Restaurant & Beautiful Schoolhouse
- Nearly two acres, expandable to over three acres
- Restaurant parcel: ±12,632 Sq. Ft. (±.29 Acres)
- Schoolhouse parcel: ±71,438 Sq. Ft. (±1.64 Acres)
- **APN #'s: 030-200-042, 030-200-043**
- Restaurant built in 1953, Schoolhouse built in **1880's**
- Average daily traffic count: ±24,000
- Highway 88 main thoroughfare connecting Central Valley to Kirkwood and travelers heading to South Lake Tahoe
- Possibility to acquire a third, adjacent lot totaling 1.1 acres of raw land

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FULLY REMODELED, BRAND NEW TURN-KEY RESTAURANT



Exterior

- ±3,800 Sq. Ft. of space
- New 50 year roof
- All up to code, including ADA
- All new fiber cement siding
- All new dual pane windows
- New exterior paint

All New Kitchen Equipment

- Captive Air Hood with Ansul system
- Captive Air Return Air System with heating/cooling
- WOLF 8 burner stove with 24" griddle and 2 convection ovens
- WOLF 48" grill
- WOLF Salamander
- 36" Charbroiler
- Double basket Pitco Fryer
- Two Cold Tables with two-door refrigeration
- 48" Double Drawer Refrigeration stand Griddle
- Stand under Charbroiler
- 30" Freezer
- Walk-in Refrigerator/Freezer combo with Cold Storage Green coated racking
- Seven Stainless Steel work tables
- Meat Slicer
- Stainless Steel Shelving

Dining Room

- New commercial vinyl plank flooring
- New interior paint
- Granite counter top at the greeting station
- All new light fixtures
- All new window treatments
- 5 booths
- 14 tables (3 ADA)
- 56 chairs
- Total seating for approximately 80 people
- Fully stocked with plates, silverware, glasses, pots, pans, small ware, and much more

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ADORABLE SCHOOLHOUSE FROM THE 1880'S

- Year Built: 1880's
- Situated on over 1 ½ acres of land
- Approximately 1,000 square foot schoolhouse building
- New exterior paint
- New 50 year roof
- New bell tower
- Perfect for weddings and special events
- Perfect for a bar and/or entertainment

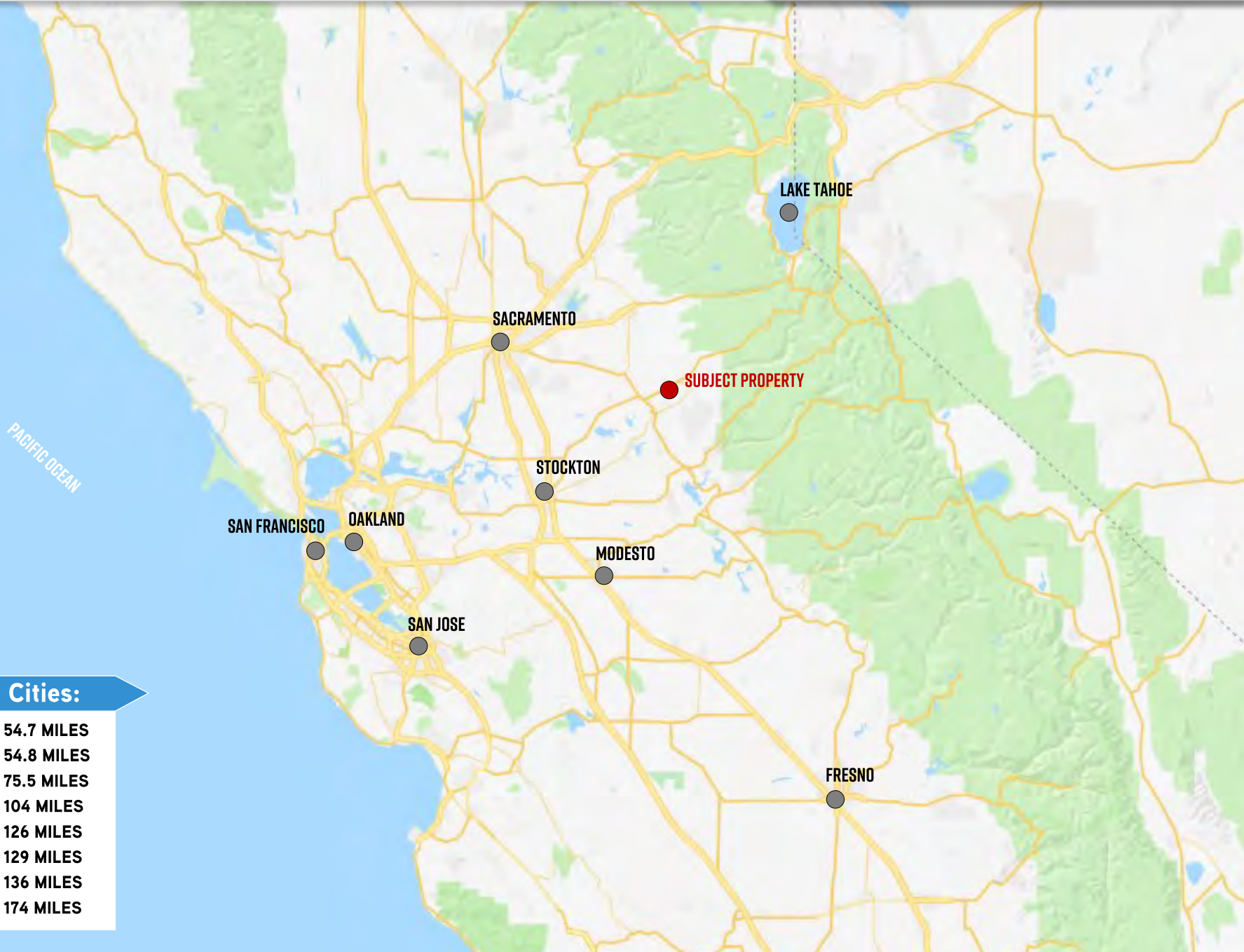


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Distance to Major Cities:

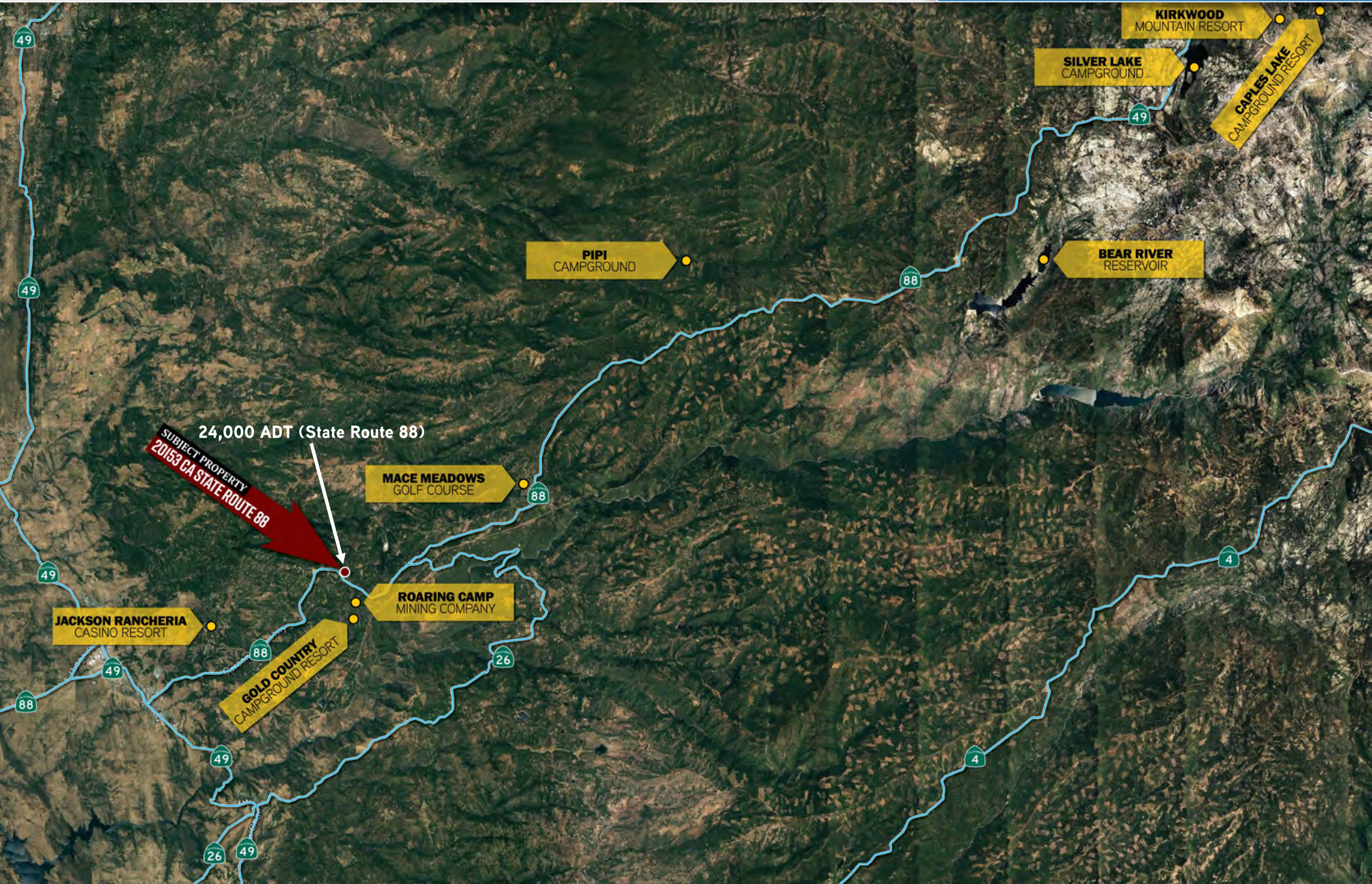
SACRAMENTO:	54.7 MILES
STOCKTON:	54.8 MILES
MODESTO:	75.5 MILES
LAKE TAHOE:	104 MILES
OAKLAND:	126 MILES
SAN JOSE:	129 MILES
SAN FRANCISCO:	136 MILES
FRESNO:	174 MILES

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STATE ROUTE HIGHWAY 88, ALSO KNOWN AS THE CARSON PASS HIGHWAY

Highway 88 is a California State Highway that travels east-west direction, from Stockton, crossing the Sierra Nevada at the Carson Pass, and ending at the border with Nevada. Highway 88 stays open through the winter (except during the worst snowstorms), making it the third major route through the mountains, after Interstate 80 and U.S. Route 50.

Highway 88 is a very well-traveled, scenic highway, in that it provides access to many popular destinations, such as; the town of Jackson, Jackson Rancheria Casino Resort, an abundance of beautiful lakes and campgrounds, and world class ski resorts, eventually segwaying a traveler to the south shores of Lake Tahoe, via Highway 89.



JACKSON RANCHERIA CASINO RESORT

Just 6 miles from the subject property is The Jackson Rancheria Casino Resort. The Jackson Rancheria is a resort that is owned and operated by the local Miwuk Tribe and it consists of a casino complex, multiple renowned restaurants, a hotel, an RV Park, a general store and gas station, a medical and dental clinic, and much more.



- Casino – Consists of 32 gaming tables, 6 poker tables, and 1,700 slot/video machines
- Dining – The resort enjoys 4 renowned restaurants; Rancheria Buffet, The Lone Wolf Restaurant and Lounge, Margaret's Café & Bakery, Pacific Grill
- Hotel – The hotel offers 86 rooms
- RV Park – The RV Park offer 100 luxury spots, full of amenities
- Concerts and Events – Jackson Rancheria has become well known for their abundance of hosted concerts with popular entertainers.

www.jacksoncasino.com

ROARING CAMP

Roaring Camp is something special in the way of family recreation. It is an old goldmining camp on the Mokelumne River. The Roaring Camp was once a camp for Forty Niners, but since it was not easily accessible, much of the gold still remains, providing visitors with the gift to see an operating gold mine and allowing visitors to even try some gold panning of their own. During the months of May through September, Roaring Camp provides visitors with 8 tent campsites and 20 cabins for those that want to stay. There is also a quiet, secluded "swimming hole" for visitors, with rocks of varying size, ideal for the adventurous to try rock jumping.

www.roaringcampgold.com



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GOLD COUNTRY CAMPGROUND RESORT AND RV PARK

Approximately 1 mile from the subject property, The Gold Country Campground Resort and RV Park is a beautiful getaway in the Sierra Mountain foothills that is open year-round. The resort provides an abundance of amenities, such as; 28 tent sites, 62 RV sites, a section that provides "extended stay," a pool, a mini-golf course, a variety of nature trails and wildlife, all on 46 acres.

www.goldcountrycampground.com



MACE MEADOWS GOLF COURSE

Approximately 9 miles from the subject property, The Mace Meadows Golf Course is located in a beautiful mountain setting with tall Oaks, Ponderosa Pines, Douglas Firs, and Cedar Trees. The gold course provides its golfers with a Pro Shop, a lounge, a driving range & practice greens, golf cart, and a 18 hole, Par 72 course of 6,310 yards. Mace Meadows also provides its guests with banquet rooms, a fully covered patio area, BBQ facilities and a bar. They even host weddings and banquets.

www.macemeadows.com



PIPI CAMPGROUND

Pipi Campground is located off Highway 88, along the Middle Fork of the Consumnes River. Part of the El Dorado National Forest, PiPi enjoys an elevation of 4,100 feet, and boasts three camp loops with a dense mixture of conifers like cedar and fir. With its dense forest and various trails, PiPi has become an extremely well-known location amongst dirt bikers and quad riders.

CAPLES LAKE

Caples Lake is located off Highway 88 and enjoys approximately 600 acres of lake with 6 miles of shoreline. It is a popular destination spot for camping, fishing and hiking. The lake also allows small craft on the lake with a 5 MPH speed limit. The lake offer one campground, Caples Lake Resort.

- Caples Lake Resort – The resort offer 9 cabins overlooking Caples Lake, a 2-story lodge with 6 bed & breakfast rooms, a marina with boat rentals, and an abundance of are activities.



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BEAR RIVER RESERVOIR

The 727 acre Lower Bear River Reservoir is located off the Highway 88, just east of Pine Grove. This reservoir has easy access and is an extremely popular destination spot amongst campers, RVers, fishermen, boaters, vacationers, and every type of outdoor enthusiast. Bear River Reservoir enjoys several campgrounds;

- Bear River Lake Resort – sits on the shore of Lower Bear River Reservoir, offering camping and furnished lodging. All campsites have water, electric, a fire ring, and a picnic table. The resort also offers a variety of water sports, such as fishing, kayaking, canoeing, swimming, water skiing, all in a rustic setting. Bear River Lake Resort provides its guests with a full bar and restaurant, a full store, laundry facilities, a playground, a dump station, a marina, and many other amenities! www.bearrivercampground.com
- South Shore Campground – Offers 22 sites for tents, trailers and RVs up to 40 feet. They provide vault toilets, water, picnic tables, grills and fire pits.
- Pardoes Point Campground – Offers 10 tent sites, vault toilets, water, picnic tables, grills and fire pits.
- Sugar Pine Point Campground - Offers 8 tent sites, vault toilets, NO water, picnic tables, and fire pits.



SILVER LAKE

Silver Lake has been a popular destination on Highway 88 for decades. Residents of the Central Valley have flocked to the mild climates of Silver Lake in the summer, often setting up camps that stood for months. Several of the old resorts still operate today! Silver Lake offers an abundance of activities that range from numerous hikes (especially the popular "around the lake" hike), popular lodging spots, and a variety of water sports. Silver Lake is home to some popular campgrounds and two well-known resorts, Kit Carson Lodge and Plasse's Resort;

- Kit Carson Lodge – a favorite destination spot for over 90 years. The resort was established in 1926 and includes 19 cottages and 8 hotel rooms within its scenic 12 acres along the shore. The Kit Carson Lodge also offers a restaurant, boat rentals, a swimming beach and an art gallery. www.kitcarsonlodge.com
- Plasse's Resort – was originally the home of French immigrant Ramon Pierre Plasse who settled there along the Carson River Emigrant Trail in 1853. Today Plasse's is a popular camping and RV resort near the southern end of Silver Lake. It offers a restaurant, a general store, sports areas, and boat rentals. www.plassesresort.com
- Stockton Silver Lake Camp – The City of Stockton's Silver Lake Camp has been in operation since 1921. The camp includes 50 rustic cabins. www.stocktonfamilycamp.org
- Silver Lake Campground – 62 campsites for tents, trailers and RVs
- Silver Lake West Campground – 42 campsites for tents, trailers and RVs



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KIRKWOOD MOUNTAIN RESORT

Kirkwood Mountain Resort is located off Highway 88, with a base elevation of approximately 7,800 feet. Kirkwood is a true mountain resort that provides a fulfilling and diverse on-mountain experience and a unique sense of community. The resort offers a secluded mountain setting with a lifetime of progressive terrain to explore and discover, and it offers unmatched area snow quality and quantity, short lift lines and wide-open slopes.

Kirkwood Mountain Resort is a year-round resort that focuses on skiing and snowboarding in the winter, and hiking and mountain biking in the summer.

Vail Resorts, Inc. acquired Kirkwood Mountain Resort in April of 2012. Vail Resorts, Inc. acquired two other Tahoe region resorts in the prior decade, Heavenly Mountain Resort and Northstar California.

www.kirkwood.com



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