

\$3,000,000

PESCADERO RETAIL, LARGE LOT AND BUSINESS
251 STAGE ROAD PESCADERO, CA 94060



PROPERTY HIGHLIGHTS

- Charming Downtown Pescadero Commercial Property
- Country/Grocery Store, Wood Fired Pizza, Deli, Bar
- Excellent Opportunity for Owner/User
- Total Lot +/- 1.21 Acres
- Business, Fixtures, Furnishing and Equipment Included
- Popular Bay Area Tourist Destination
- 1 Hour South of San Francisco 1 Hour West of San Jose
- Expand Business with Weddings, Catering, Fairs, etc.

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PESCADERO RETAIL + LAND
251 STAGE ROAD PESCADERO, CA



PROPERTY HIGHLIGHTS

- Rare Downtown Commercial Landmark
- Adjacent Land Included in Sale
- Business, FF&E Included in Sale
- Popular Bay Area Tourist Destination
- Great Owner/User Opportunity

PROPERTY DESCRIPTION

Property

Rare opportunity to purchase a downtown Pescadero real estate and business landmark. This offering provides a creative owner/user with many opportunities to expand the current business (Country/Grocery Store, Deli, Wood Fired Pizza and Bar.) The adjacent large lot (+/- 0.96 acres) is included in the sale and provides additional space for outdoor seating, hosting and catering weddings and special events, farmer's markets, arts and craft fairs, sculpture gardens, and other retail opportunities. Please refer to the San Mateo County Planning Department or Zoning Code for list of allowed uses. Current business in operation is included in the sale of the real estate along with all fixtures, furnishing and equipment.

Location

Pescadero is a popular Bay Area tourist destination approximately 1 hour south of San Francisco and 1 hour west of San Jose. Visitors come to Pescadero to enjoy its beaches, bird watching, marsh lands, parks, locally grown produce, artisanal foods and its small town charm. Pescadero was named one of America's Happiest Seaside Towns in 2013 by Coastal Living Magazine.

EXECUTIVE SUMMARY

List Price	\$3,000,000
Total Building	+/-3,900 sq ft
Total Lot	+/-1.21 Acres
Occupancy	Delivered Vacant
Businesses	Included in Sale
FF&E	Included in Sale
Cross Street	Pescadero Creek Rd
APNs	086-020-260 086-020-280
Market	Pescadero
Sub Market	San Mateo County
Year Built	1947
Zoning Type	C-1/S-7/DR
Signalized Corner	No
Street Frontage	214 ft
No. of Buildings	One
No. of Stories	One
Outdoor Seating	Yes

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