

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



Sale Price

\$800,000

Lease Rate

\$3,500.00 PER MONTH

PROPERTY HIGHLIGHTS

- ±5,600 SF Turn-Key Remodeled Restaurant/Bar On ±0.75 Acres
- Newer Equipment and Improvements Included in Sale
- Beer & Wine License Included In Sale | Call Agent For Details
- Quality Clean Kitchen, Full Bar, Lounge, & Open Areas
- ±1,500 SF 3 Bedroom Apartment Included In Sale
- Newly Remodeled Apartment 2022 | 3Bed/1Bath
- Excellent Consumer Spending Within 5-miles: \$66.1M
- Great SBA Loan Candidate w/ Only 10% Down
- Prime Location Off HWY-41 & Excelsior Ave

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
Market:	Fresno
Submarket:	Outlying Kings County

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



PROPERTY DESCRIPTION

±5,600 SF vacant recently remodeled restaurant/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. Riverdale, California is located in the county of Fresno & has a population of 2,513 people which has grown by 28.3% just in the past three years. Riverdale is positioned between Fresno & Lemoore in the center of San Joaquin Valley along State Route 99.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5020 19 1/2 Ave	Available	6,804 SF	Modified Gross	\$3,500 per month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

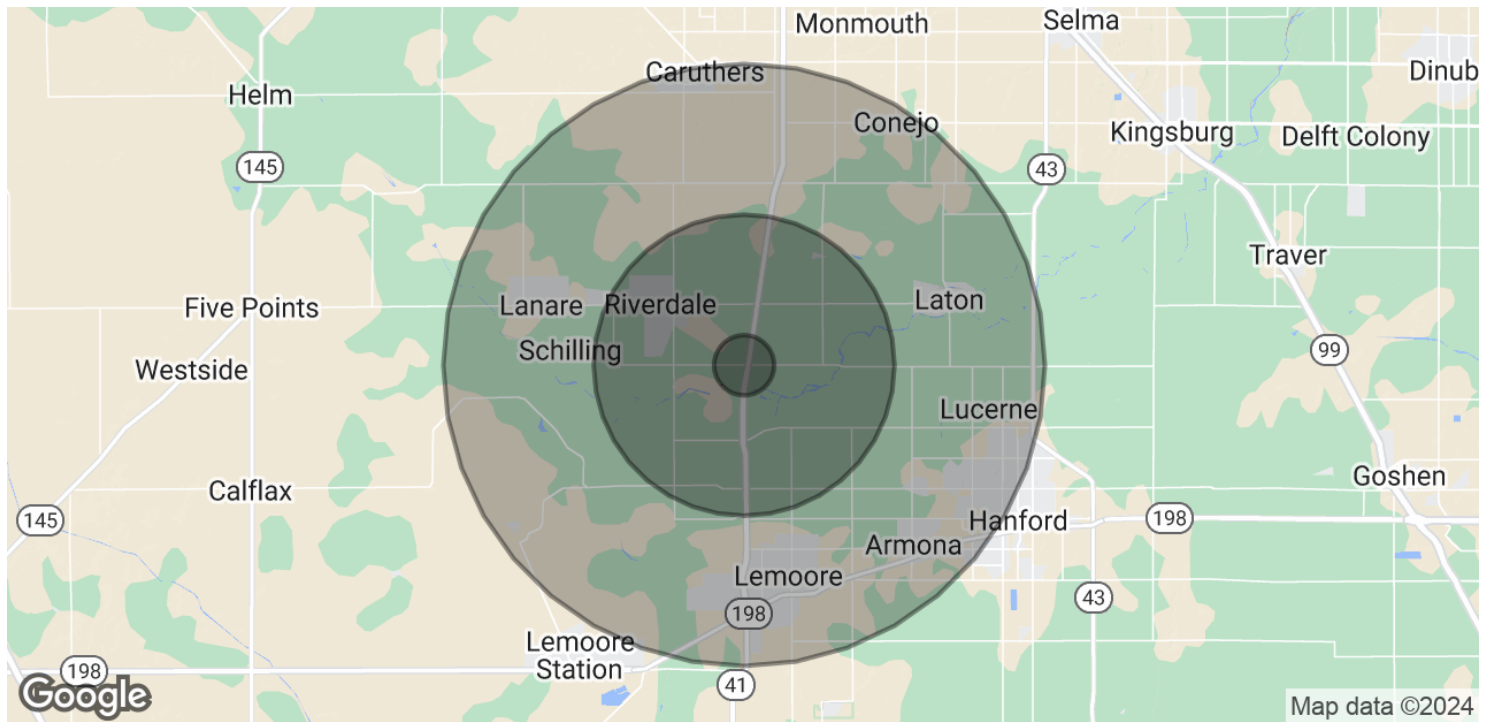
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

TURN KEY RESTAURANT/BAR & APARTMENT IN RIVERDALE, CA

5020 19 1/2 Ave, Riverdale, CA 93656



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
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	55.1%	63.6%	45.0%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**