

# 3688 BOHEMIAN HWY, OCCIDENTAL, CA 95465

## Retail Property For Sale



### PROPERTY DESCRIPTION

Excellent restaurant or retail opportunity in Downtown Occidental. Real estate sale can include restaurant equipment at additional cost. Additional rental income for the neighboring retail space containing approximately 1,167 square feet.

### PROPERTY HIGHLIGHTS

- Downtown Occidental
- Restaurant Opportunity
- Retail Opportunity
- Unique Village

### OFFERING SUMMARY

Sale Price:	\$1,375,000
Number of Units:	2
Lot Size:	9,202 SF
Building Size:	3,246 SF

### DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	252	5,946	28,543
Total Population	313	11,155	57,789
Average HH Income	\$90,587	\$105,921	\$96,152



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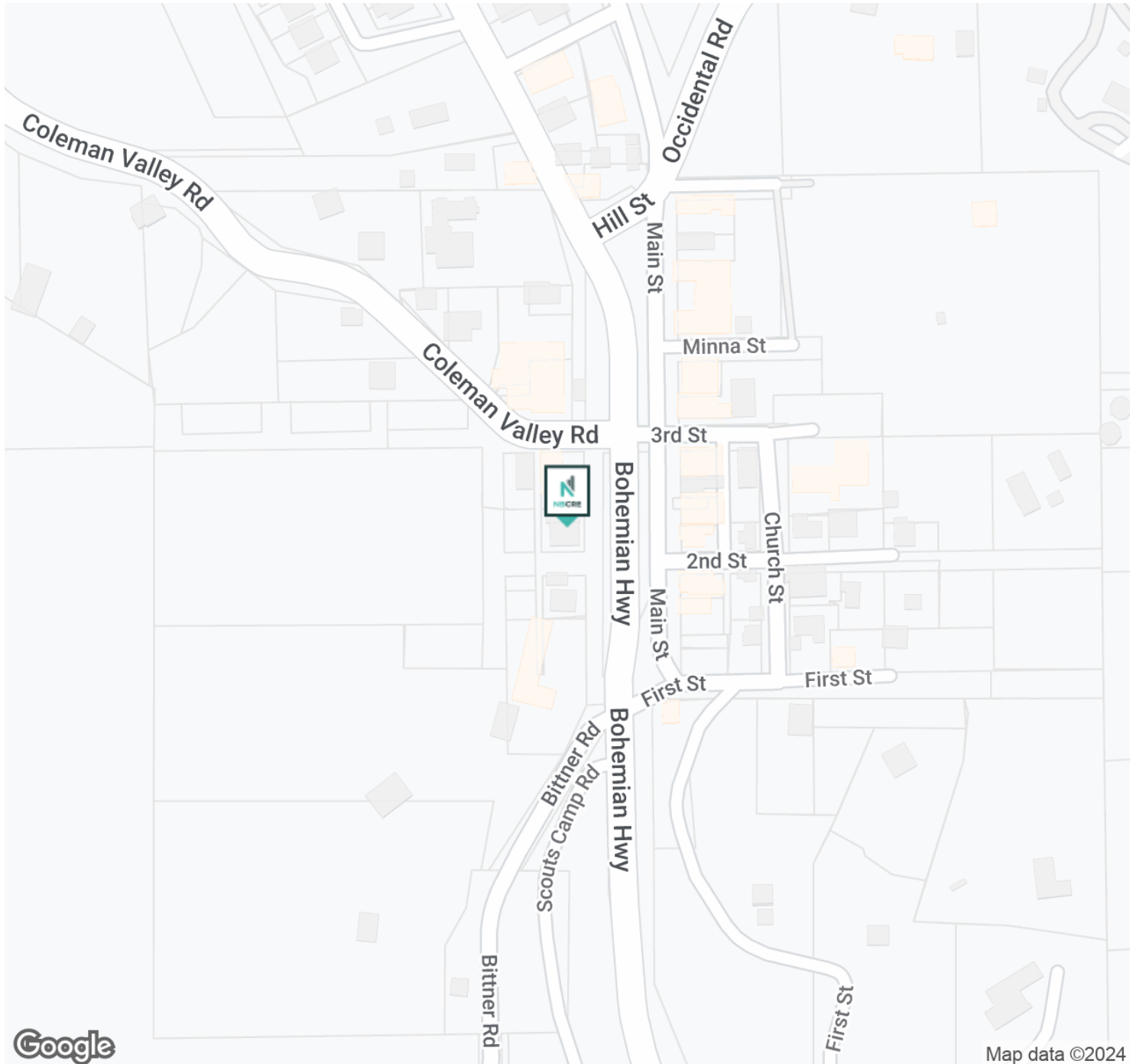
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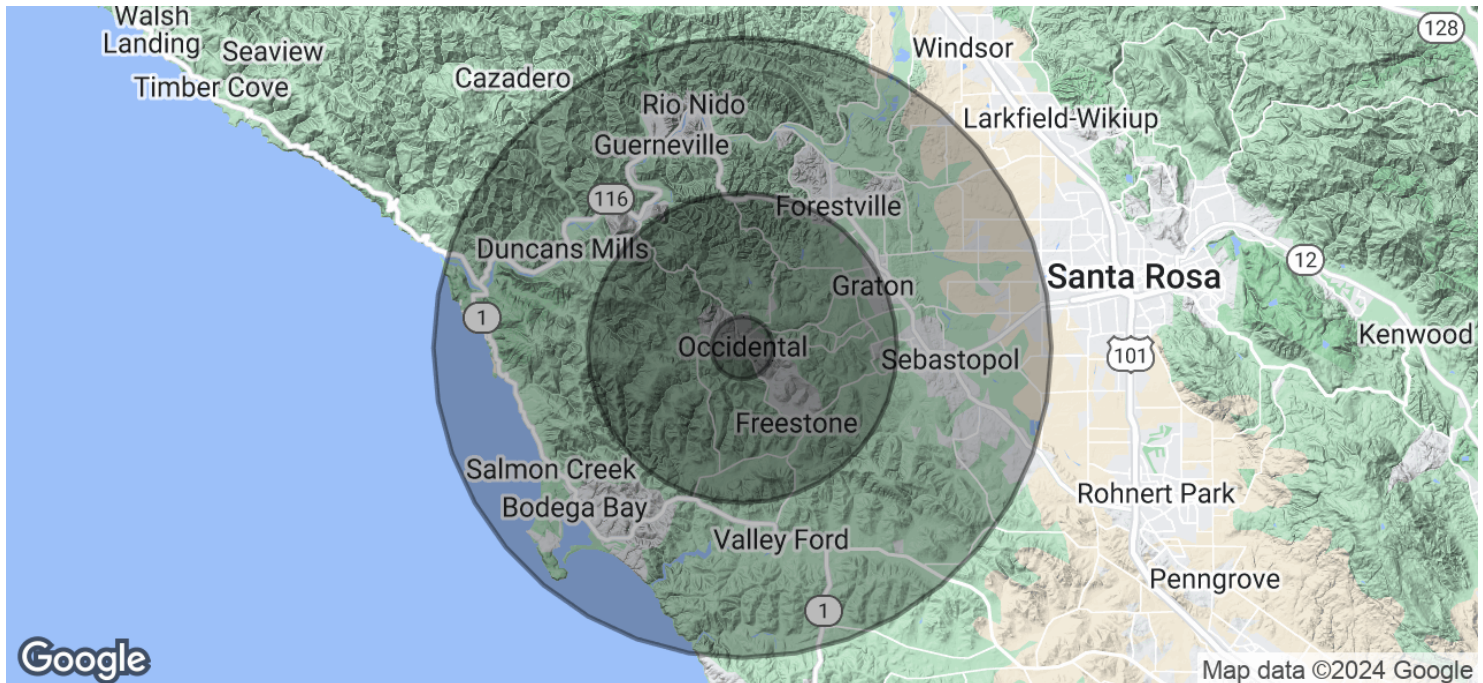
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### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	313	11,155	57,789
Average Age	61.9	50.4	49.3
Average Age (Male)	61.7	46.8	48.3
Average Age (Female)	62.8	54.2	50.5

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households	252	5,946	28,543
# of Persons per HH	1.2	1.9	2.0
Average HH Income	\$90,587	\$105,921	\$96,152
Average House Value	\$988,288	\$1,098,428	\$809,339

2020 American Community Survey (ACS)

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