

RETAIL FOR SALE

TURN KEY FORMER BIG BUBBAS RESTAURANT BUILDING

6100 S. Mooney Blvd, Visalia, CA 93291



SALE PRICE:	\$899,000
LEASE RATE	\$5,800/Month (NNN)
LOT SIZE:	1.18 Acres
BUILDING SIZE:	9,500 SF
ZONING:	Commercial - CSO
APN:	126-340-003
MARKET:	Mooney Boulevard Retail
SUB MARKET:	Southwest Visalia Submarket
CROSS STREETS:	W Midvalley Avenue
TRAFFIC COUNT:	26,840
PARTKING:	(81) Surface Spaces

PROPERTY FEATURES

- Price Reduced!
- Turn Key Restaurant Building Off Mooney Blvd
- For Sale | Lease | Seller Carry Opportunity
- Free Standing ±9,500 Square Feet on ±1.18 Acres
- Located in High traffic Area Capturing Visalia and Tulare Traffic
- Liquor License & ALL Equipment Included
- Functional Floor Plan w/ Multiple Dining, Banquet, & Bar Rooms
- Great Signage w/ 212' Frontage / Ample Parking

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PROPERTY OVERVIEW

Freestanding Restaurant building in a well located high traffic area offering a total of ±9,500 Square Feet. Features functional floor plan that has recently undergone an extensive renovation and includes multiple bars, stage/band area, electronic bull, numerous banquet rooms, updated equipment, LED lights and flat screen TV' s throughout, up-to-date security/surveillance systems, fully operational turn-key kitchen and more. The lease includes all real estate, furniture, fixtures, security systems, equipment, inventory, and good will. Owner will consider a sale.

LOCATION OVERVIEW

Located in the City of Visalia - Gateway to The Sequoias - One of the fastest growing cities in the country and one of the last affordable areas in California. Less than 5 miles from HWY 99. Prime Location off Major North/South thoroughfare Mooney Blvd between the cities of Visalia and Tulare. Just South of Cald well Ave and Mooney Grove Park, North of Prosperity Ave, and East of Highway 198 in Visalia.



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Restaurant Equipment List:

- (1) 20 Foot Long Preparation / Serving Table
- (2) Double Door Reach In Refrigerator / Freezer
- (1) 2-Door 60" Prep & Refrigerator
- (1) 36 Inch Wide Six Burner Heavy Duty Restaurant Range with Oven
- (3) S-Model Series 600 Ice Machines
- (2) BAR SINKS 18" DEEP SERIES (3 Sinks per unit)
- (2) Radiant Char Broilers
- (3) Economy Tube Fired Gas Fryers
 - (1) Electric Meat Grinder and Sausage Stuffer
 - (1) Electric Meat Slicer
- (2) Stackable Commercial Grade Bakers Pride Ovens
- (2) Hot Top Griddle Burners
- (3) Step-in / Walk-in In Freezers and Coolers
 - (1) 20-quart capacity
- (1) CMA Commercial Dishwasher
- (1) Supreme Metal Electric Hot Food Table
- Multiple Hood Ventilation Systems
- Multiple Serving Trays with Serving Carts
- Multiple Microwaves
- ALL Cookware, dishes, glasses, utensils, supplies etc.
- Multiple Storage rooms
- Security Room/Office
- Beverage Serving Area & MORE

Aerial View:



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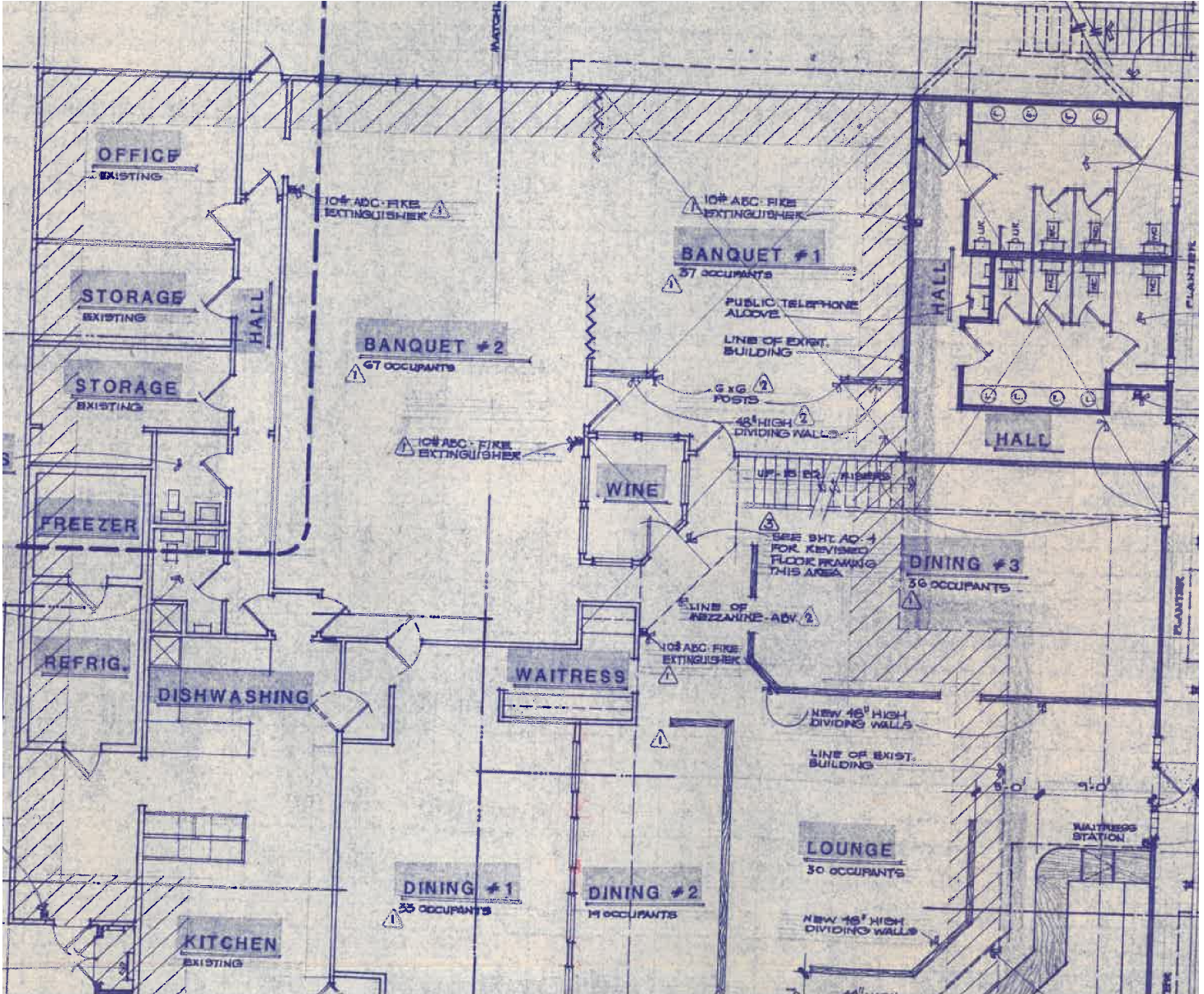
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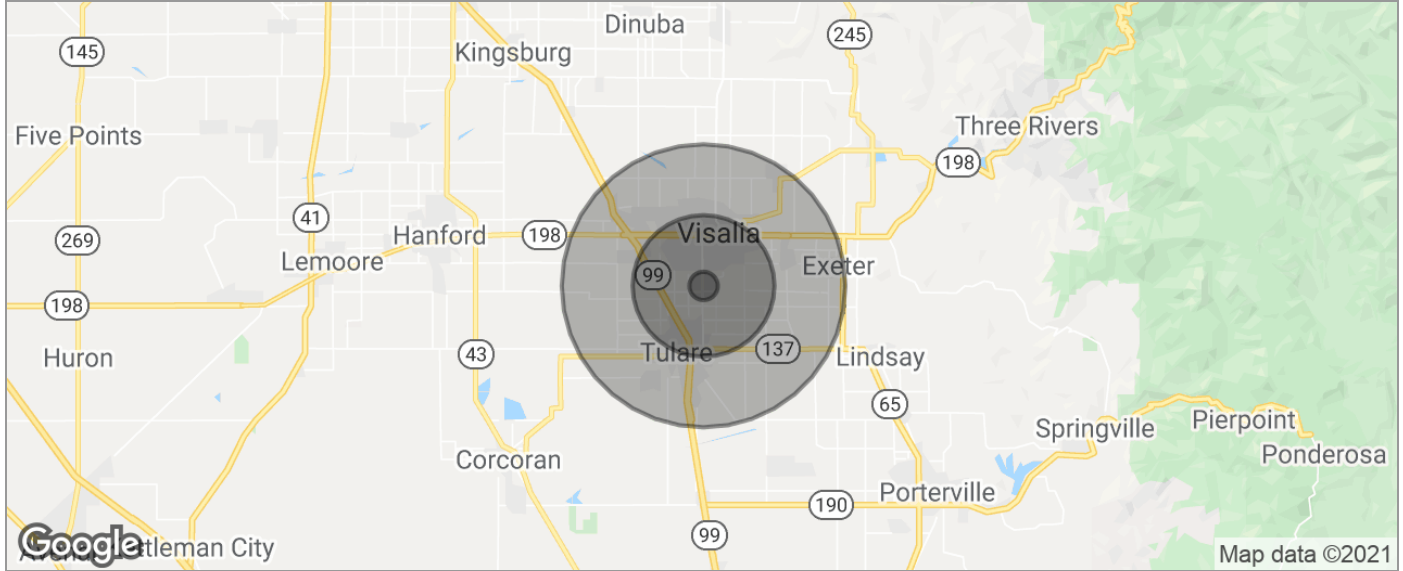
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,721	120,858	241,835
MEDIAN AGE	32.6	33.4	31.1
MEDIAN AGE (MALE)	31.7	32.2	30.4
MEDIAN AGE (FEMALE)	32.9	35.1	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	570	41,772	76,236
# OF PERSONS PER HH	3.0	2.9	3.2
AVERAGE HH INCOME	\$64,244	\$65,711	\$65,541
AVERAGE HOUSE VALUE		\$279,855	\$274,362
RACE	1 MILE	5 MILES	10 MILES
% WHITE	85.1%	83.1%	80.4%
% BLACK	3.2%	2.2%	2.4%
% ASIAN	4.4%	3.6%	4.3%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.7%	0.6%	1.0%
% OTHER	4.8%	7.1%	8.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	32.5%	40.4%	48.1%

* Demographic data derived from 2010 US Census

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