

ICONIC RESTAURANT LOCATION

Marin County, California

Building Purchase or Lease with FF&E Purchase Available

For more information, please contact:



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INVESTMENT OPTIONS:

- 1) Building purchase sale price - \$6,000,000
- 2) Lease with FF&E purchase - \$800,000
 - a) Below market rate pricing
 - b) Space comes with all existing permits and licenses including 41 beer/wine licenses, ABC type 41
 - c) Key Money purchase comes with all FF&E, I.P. & DBA
 - d) Location has a strong history of successful restaurant operation.

EXCELLENT LOCATION & POTENTIAL

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AND THE DIPSEA GOES ON ... SINCE 1986



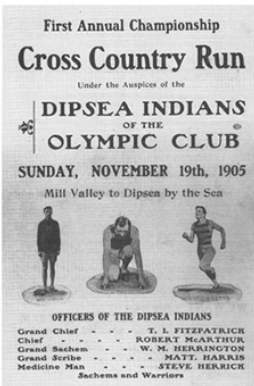
The Dipsea Café was named for the seven mile Dipsea trail which begins in downtown Mill Valley, goes up 672 wooden steps, winds up and over Mt. Tam, and ends at Stinson beach. Held every year since 1905, the Dipsea Race is one of the oldest foot races in the US, second only to the Boston Marathon. Calling themselves the “Dipsea Indians,” the Dipsea Race was started by a group of hikers from the Olympic Club. At the end of the race these hikers would congregate at the Dipsea Inn, where all would partake of lunch and grog.

The first race was run by two of these “Dipsea Indians,” Al Coney and Charlie Boas. Boas was the winner but all had so much fun, they decided to make the race an annual affair open to all comers.

The Dipsea Café is slightly younger than the Dipsea Trail, having been opened in July 1986 by John and Cori Siotos. Its original location was in the El Paseo Building in downtown Mill Valley, and it moved to its present location in July 1991. The Dipsea Café, which like the old “Dipsea Indians” and the Dipsea Inn, has become a place where locals now congregate for home-cooked meals and fresh ground coffee.

Although John and Cori have never run the Dipsea Race, many of their patrons have. “It’s just the first 672 steps that intimidate us,” says John. “Like running the café, we like to take things one step at a time.

Long Live the Dipsea!



OPTIONS

1) PROPERTY FOR SALE

- Building purchase sale price - \$6,000,000
- Year Built 1962
- Parcel Number 052-052-38
- Square Feet 4,672sf
- Lot Square Feet 14,040sf

2) LEASE WITH ASSET PURCHASE

- Lease with assets price - \$800,000
- Below market rate pricing
- Space comes with all existing permits and licenses including 41 beer/wine licenses, ABC type 41
- Prime Mill Valley location
- Dedicated parking 30 spots on existing property
- Restaurant seating capacity 150 seats inside with 40 outside on patio
- Fully operational landmark restaurant with all permits and license

FEATURES

Located in Mill Valley, 200 Shoreline Hwy is a highly visible restaurant opportunity comprised of approximately 4,672sf of interior restaurant space and a bonus usable patio containing over 1,000 square feet. This property offers strong vehicular traffic, a 41 beer/wine license, and has great window lining & views. Comes included with 30 additional parking spots as part of ongoing lease with the city. Awesome location!

San Francisco
SAN FRANCISCO

SAUSALITO

WALDO

MARIN CITY

Buckeye Roadhouse

Holiday Inn Express

200 Shoreline Highway

DIPSEA CAFE

Walgreens

ARCO



THE DIPSEA CAFE

MILL VALLEY



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