

FOR SALE OR LEASE

RESTAURANT BUILDING IN ALPINE, CA

2654 Alpine Boulevard, Alpine, CA 91901



OFFERING DETAILS

ADDRESS 2654 Alpine Blvd., Alpine, CA 91901

APN 403-310-25

BUILDING SIZE 3,500 SF

LAND SIZE 17,000 SF (0.39 AC)

LIQUOR LICENCE ABC Type 47 Available Now

PRICE REDUCTION..... \$1,200,000 \$950,000

LEASE RATE \$1.80 NNN (±\$.50 NNN)

SITE DESCRIPTION

Constructed in 1984, Donato's Restaurant has operated continuously for 30 years. The 3,500 SF facility has ample kitchen area, convenient dining room with rear banquet area adjoining, and a separate bar and patio area serving with a full liquor license.



BOB BRADY

Vice President

858.458.3368

Real state Broker

Cal BRE Lic. #00627590

4747 Executive Driv, Suite 800, San Diego, CA 92121

858.453.0505 | 858.408.3976 Fax | CA Broker Lic #01333376 | www.voitco.com

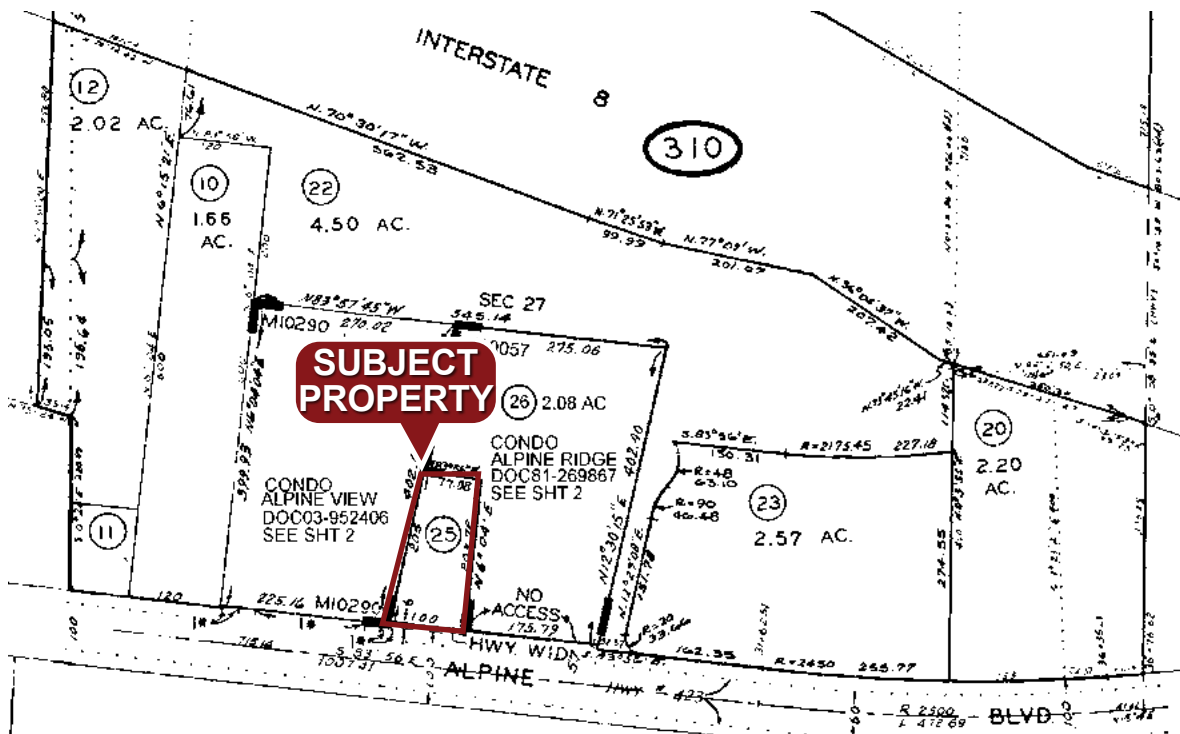
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REAL ESTATE SERVICES

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LOCATION

A U.S. government survey once declared that Alpine's climate is the best in the nation. The town slogan became, "Best Climate in the U.S.A." East County is home to various eco-systems, possibly the most diverse in the U.S. Within minutes, one can drive from a pine forest to a desert setting with huge rock formations.

Crossing Interstate 8 in the northern section of Alpine, you will find Viejas Casino Resort and Outlet. A little further east is the Golden Acorn casino. Also, you will find Descanso, Guatay, Pine Valley, Lake Morena and Campo all just east of Alpine.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2014 Population	7,621	12,177	15,877
2014 Avg. HH Income	\$88,665	\$94,419	\$97,029
2014 Avg. HH Size	2.64	2.66	2.72

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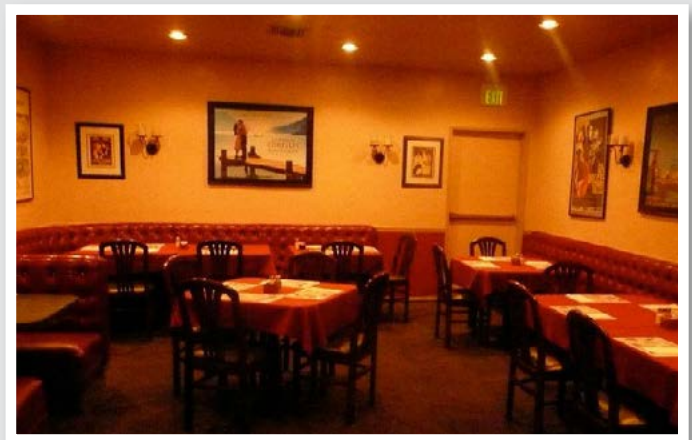
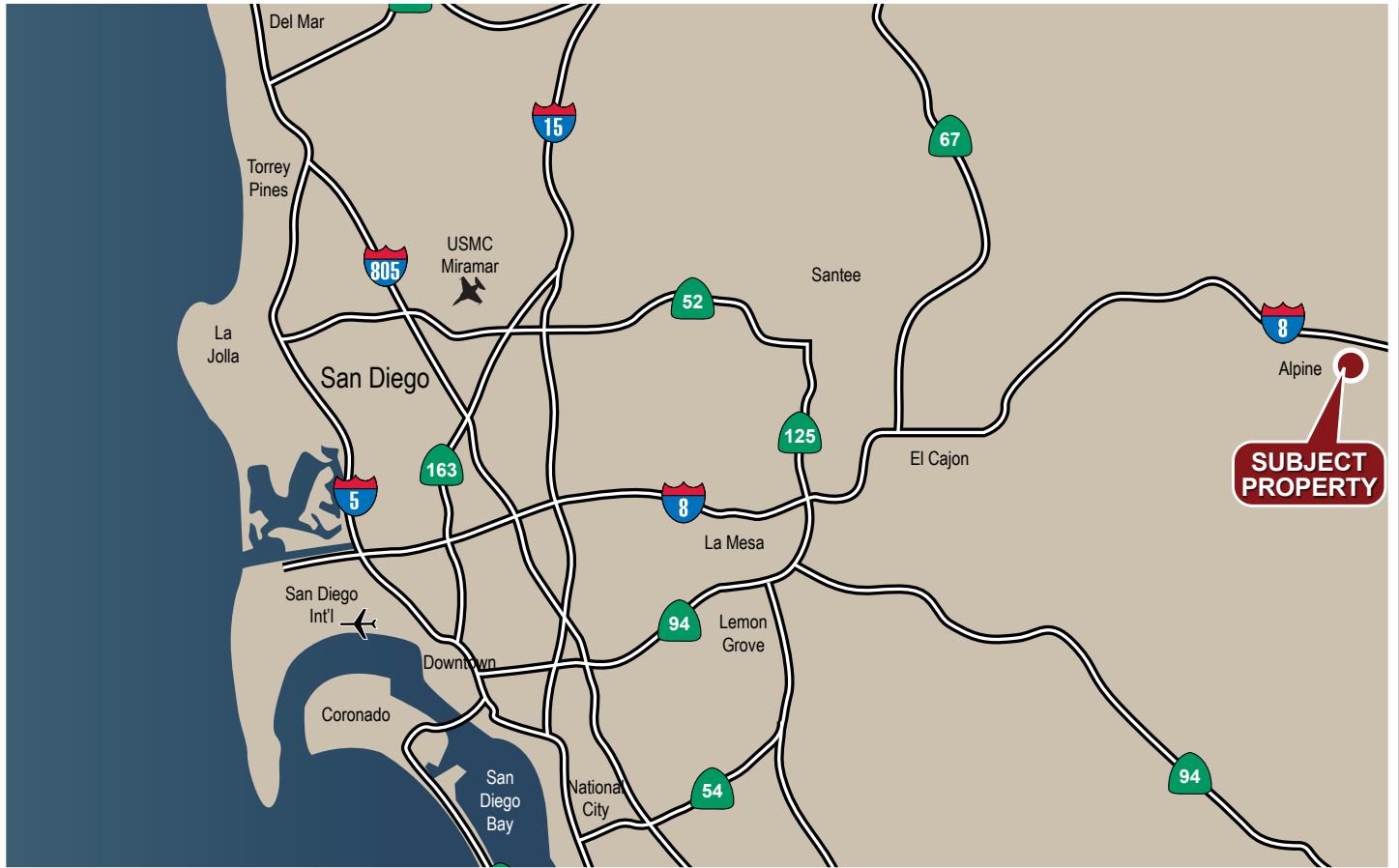
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