



### OFFERING SUMMARY

<b>Available SF</b>	3,495 SF
<b>Outdoor Area SF</b>	805 SF
<b>Lease Rate (Lease Type):</b>	\$5,000/ Mo. NNN
<b>Lot Size</b>	19,876 SF
<b>Parking:</b>	6 on-site plus ample street
<b>Zoning:</b>	CM-LA
<b>Restrooms:</b>	3 Total (ADA)
<b>Available Date:</b>	Now

### PROPERTY OVERVIEW

Fabulous space in the center of the vibrant Los Alamos culinary and winery community. Includes completely permitted kitchen area with some equipment. Finished bar area with refrigeration and taps, ADA restrooms. Expansive outdoor entertainment area with band stand, fireplace seating area, restrooms, cupola, lawn area and more. Unique opportunity for restaurant, bar and event venue. Type 41 beer and wine license in place. The entire property has been completed with attention to detail and exquisite decorating.

### PROPERTY HIGHLIGHTS

- Located in the heart of Los Alamos
- Expansive Outdoor / Patio Area
- Finished Bar w/ Refrigeration & Taps
- Type 41 Beer & Wine License in place
- Recently remodeled

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

FOR  
LEASE

The Station

346 BELL ST.  
LOS ALAMOS, CA 93440



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**LEE & ASSOCIATES®**  
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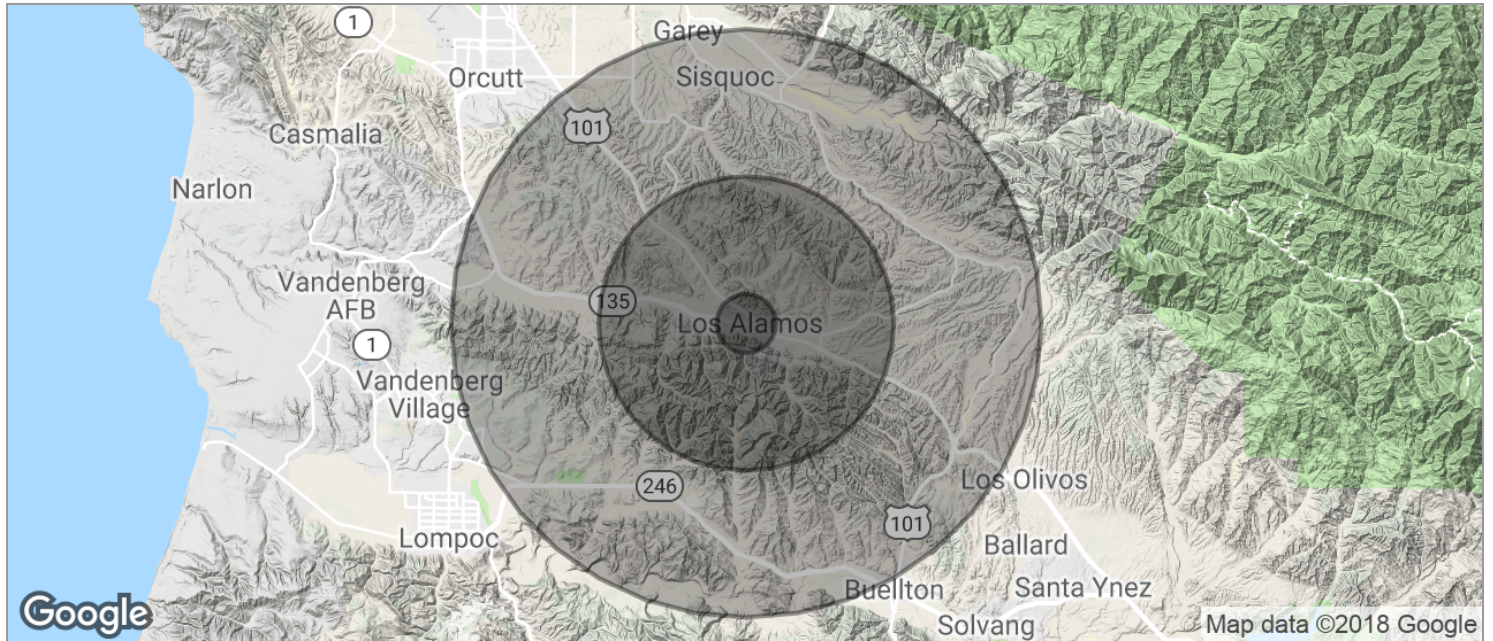
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	145	3,165	12,385
MEDIAN AGE	39.9	39.7	39.7
MEDIAN AGE (MALE)	37.7	37.6	37.7
MEDIAN AGE (FEMALE)	42.9	42.3	42.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	48	1,066	4,188
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$103,257	\$100,628	\$99,915
AVERAGE HOUSE VALUE	\$602,748	\$607,447	\$606,633

\* Demographic data derived from 2010 US Census

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