

RETAIL / RESTAURANT PROPERTY FOR SALE

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



766 & 768 BROADWAY AVENUE, SEASIDE, CA 93955 OFFERED AT: \$699,000

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Presented by:

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OFFERING SUMMARY

Sale Price:	\$699,000
Business Size:	2,280 SF
Lot Size:	3,721 SF
Price / SF:	\$306.58

PROPERTY OVERVIEW

Mahoney & Associates Commercial Real Estate is pleased to offer 766 and 768 Broadway Avenue in Seaside, California. Previously La Villa Taqueria this street level retail is 2,280 SF. The property sits on a 3,721 SF lot with parking in the rear as well as street parking.

PROPERTY HIGHLIGHTS

- Restaurant Space
- Parking in Rear
- Revitalized Broadway Avenue
- Will Be Delivered Vacant
- Could Be a Mixed-Use Conversion
- Water Allocation for 70 Seats
- Contact Agent for Showing

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ADDITIONAL PHOTOS

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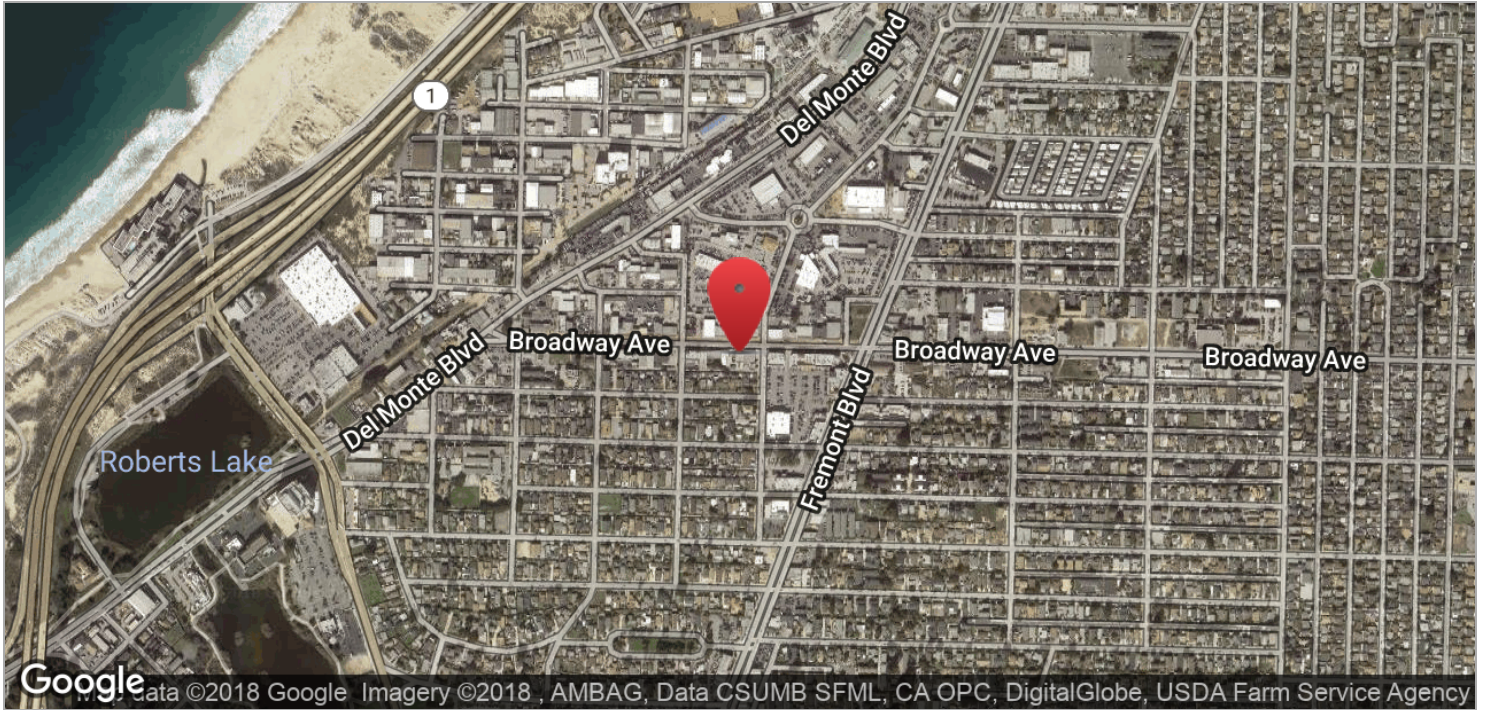
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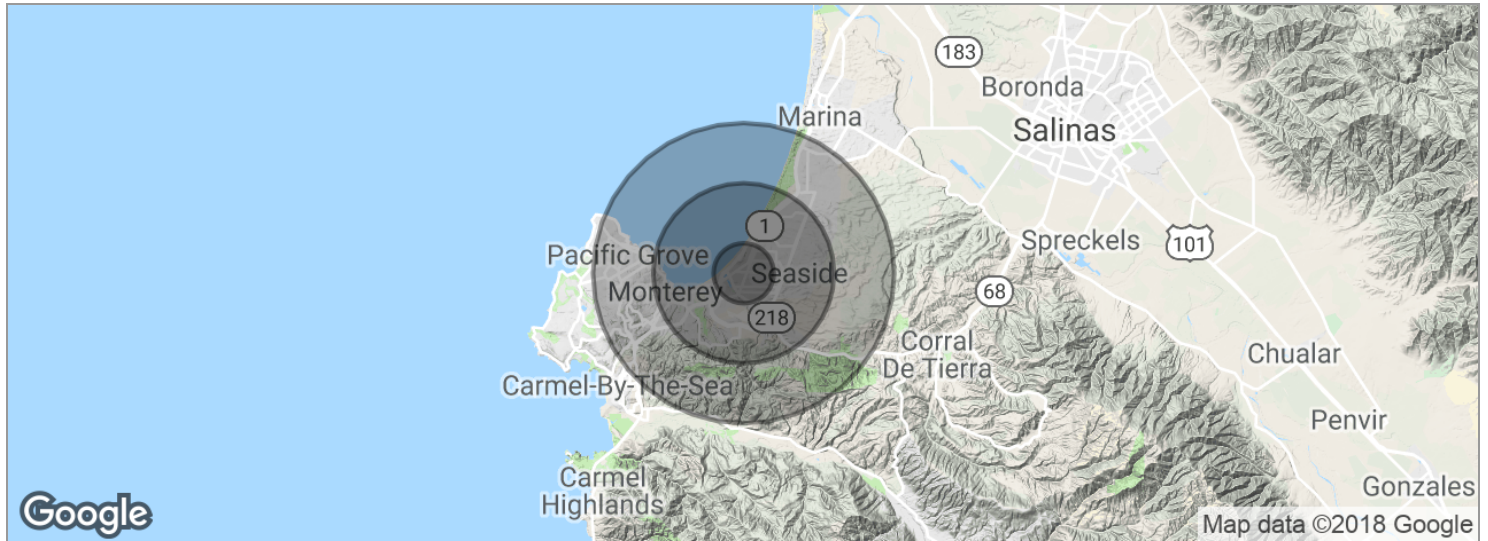
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DEMOGRAPHICS MAP



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,335	46,355	77,880
Median age	32.9	35.5	38.1
Median age (Male)	32.3	34.2	37.1
Median age (Female)	34.0	36.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,002	16,562	29,378
# of persons per HH	3.1	2.8	2.7
Average HH income	\$59,121	\$68,982	\$78,508
Average house value	\$437,722	\$547,886	\$600,757

* Demographic data derived from 2010 US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

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