



## For Lease | Turn-key Restaurant and Bar

6,005 SF w/ 3,555 SF Fully Improved Patio | 229 Broadway, Chico, CA 95928



**Brandon Harris**

President/Broker

Harris Commercial Real Estate Services

Lic. 01318261

📍 647 Flume Street | Chico, CA 95928

📞 (530) 828-9289

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Located in an absolutely ideal spot in Downtown Chico just steps from California State University, Chico, this restaurant and bar fronts onto Broadway between 2nd & 3rd Streets with prominent architecture, huge glass front entrance, and multiple heated patios. The property had a complete seven-figure remodel from the ground up in 2018 and is practically turn-key ready for an operator. The location can't be beat as it sits in the core of Downtown Chico surrounded on all sides by the many retail, personal services, financial, and restaurant operators on the ground floor with office and residential users above. There are options for a tenant to purchase a user agreement for the existing Type 47 liquor license, the Type 58 caterer license, and all of the existing furniture, fixtures, and equipment.

Downtown Chico has huge pedestrian counts supported by the 13,000+ students enrolled at CSU, Chico just two blocks away as well as the hundreds of businesses and swath of housing that surround the area. The downtown area has metered street parking (M-F 9am-6pm) as well as four street-level public parking areas and a three-story parking garage.

Downtown Chico is also host to many year-round events including Thursday Night Market, Friday Night Concerts, Saturday Farmer's Market, Taste of Downtown, Slice of Chico, Art & Wine Walk, Chico Live Concert Series, Harvest Sidewalk Sale, ARTober Fest, Christmas Preview, Ice Rink in the Plaza, and many more.

## OFFERING SUMMARY

Price	\$13,625/Mo NNN
Type	Restaurant/Bar
Gross RSF	6,005 SF

## PROPERTY DETAILS

Zoning	DN (Downtown North)
Remodeled	2018
Max Occupancy	281

## THE PROPERTY

### Main Restaurant/Bar Floor – 5,061 SF

- Tall 15' hard-lid ceilings with two huge skylights
- Floor-to-ceiling glass front
- 15+ seat L-Shaped bar with ADA end-cap
- Complete bar set-up with coolers, glass washer and 14-tap draft beer system
- Private 569 square foot banquet room

### Front Patios – 562 SF

- Two street-front patios with built-in concrete and steel barrier to the sidewalk
- Multiple gas heaters
- Covered with steel slatted awnings
- Shaded with mature trees

### Rear Patio – 2,993 SF

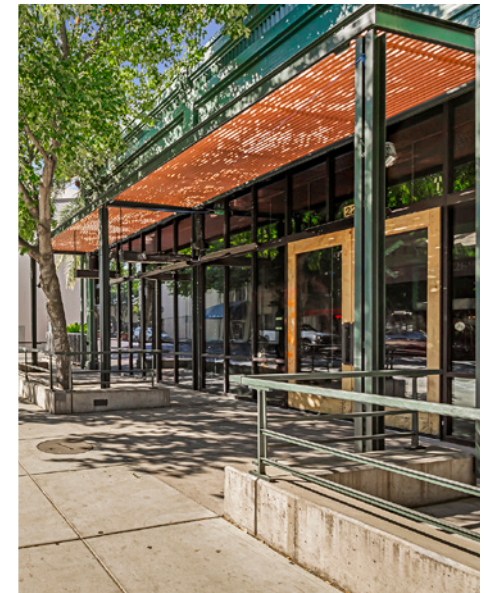
- Bar area with wait station
- Engineered canvas awning system with built-in gas heaters
- Four built-in gas fire pits with seating
- Retractable awning systems
- Stage with steel stage frame
- Fully concreted with drains for easy clean-up
- Large storage area

### Basement – 944 SF

- Dry storage area
- Secure room storage
- Office room with IT area
- Staff locker room

### Kitchen

- Fully equipped kitchen including flat top grills, ranges, fryers, multiple lift-top refrigerated prep tables, upright and reach-in freezers, pizza ovens, dishwashing room, walk-in fridge, keg fridge, warming and wait station and much more.



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CLOSEUP AERIAL



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MIDRANGE AERIAL



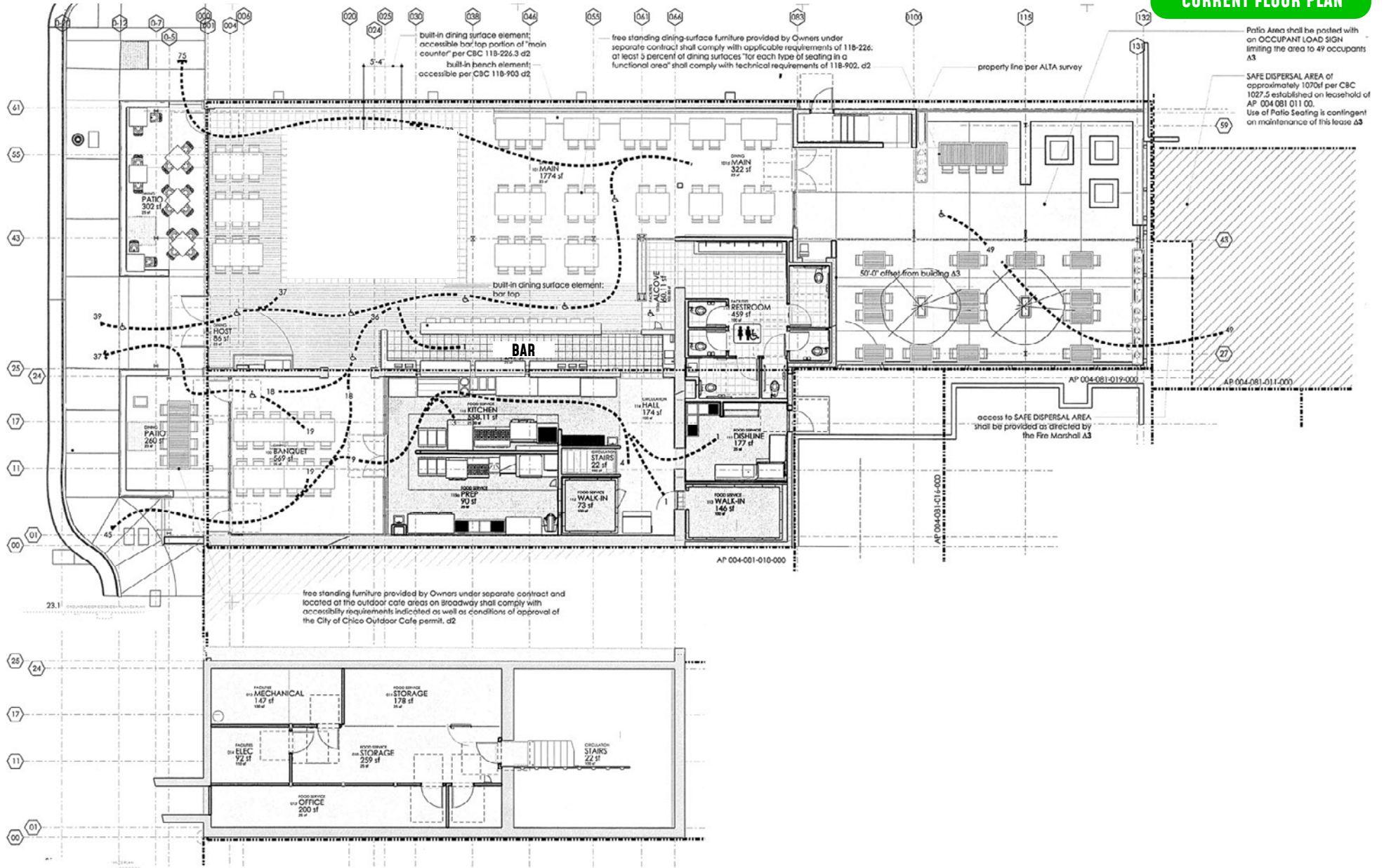
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## CURRENT FLOOR PLAN



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