

For Lease

Turn-Key Restaurant

2522 Mankas Corner Rd

Fairfield, CA 94534





GREAT TURN-KEY OPPORTUNITY



Recognizable Name



Cross Promotion Opportunity with Large
Winery Membership & Customer Base



Popular Location for Locals & Tourists
Alike for Both Lunch & Dinner

Asking Rent \$14,750 per month

Property Type	Retail	Sub Type	Restaurant
Investment Type	Lease NNN	Class	A
Stories	1	APN	0026-220-070
Square Footage	5,196	Buildings	1
Year Built.....	1859	Year Renovated	2008
Tenancy	Single	Lot Size (acres)	0.85
Price/SqFt	\$2.84pm	Seating Capacity	144
Good Will	Confidential	Liquor License	To be obtained by Tenant

****Tenant to verify all data, operating expenses, total square feet and seating capacity of the property****



Turn-key Fine Dining Restaurant for Lease

5200+/- Square Feet of space w/ Courtyard seating

Recognizable Name w Large Customer Base

High Visibility to Pedestrian and Motor Traffic

Well Appointed Kitchen & Dining Areas

Highly Popular with Regular Customers

Cross Promotion Opportunity

Adjacent to Vezér Family Vineyards Tasting Room & Event Space

Additional Cashflow from Catered Events Available

Large Winery Membership and Customer Base

Fast growing Suisun Valley Wine Country Tourist Destination

Multiple Wineries & Tasting Rooms on Suisun Valley Road

Close to Napa County line, multiple I-80 exits, I-680 and CA-12



Once in a Lifetime Opportunity

Established Customer Base Suisun Valley Wine Country

Total Population
~41,042

Average
Household Income
~ \$138,621

Total Households
~14,122

GrayMuth.com



94534



Suisun Valley Wine County
Highlighted in Forbes

Sep 9, 2019

Wineries To Watch In Fairfield, California

GrayMuth.com





Located in the heart of Suisun Valley, next to the historic Mankas Corner, Vezér Family Vineyard's Mankas Gardens offers beautiful outdoor garden seating and private tastings in the Legacy room. Taste the Vezér Family's award-winning wines while admiring all the natural beauty the valley has to offer. Mankas Gardens is open 11 a.m. to 5 p.m. Monday to Thursday, 10 a.m. to 6 p.m. Friday and Saturday and 10 a.m. to 5 p.m. Sunday.

The Vezér wineries include three tasting rooms - Mankas Gardens and the Blue Victorian are both open daily, while the tasting room at the family's ranch estate is open by appointment only. Visit the winery's Mankas Gardens tasting room for information on tours and appointments for the ranch property.

The Vezérs present a unique wine tasting experience here in Suisun Valley. Come and taste the family's **award-winning** wines while seeing all the natural beauty the valley has to offer.

The winery is best known for the Petite Sirah and Zinfandel. The Petite Sirah is so popular that the family has nicknamed the region the "Petite Sirah Capital of the World." For growing Petite Sirah, the Suisun Valley Appellation is rated as the oldest and best in the State of California by the U.C Davis University.



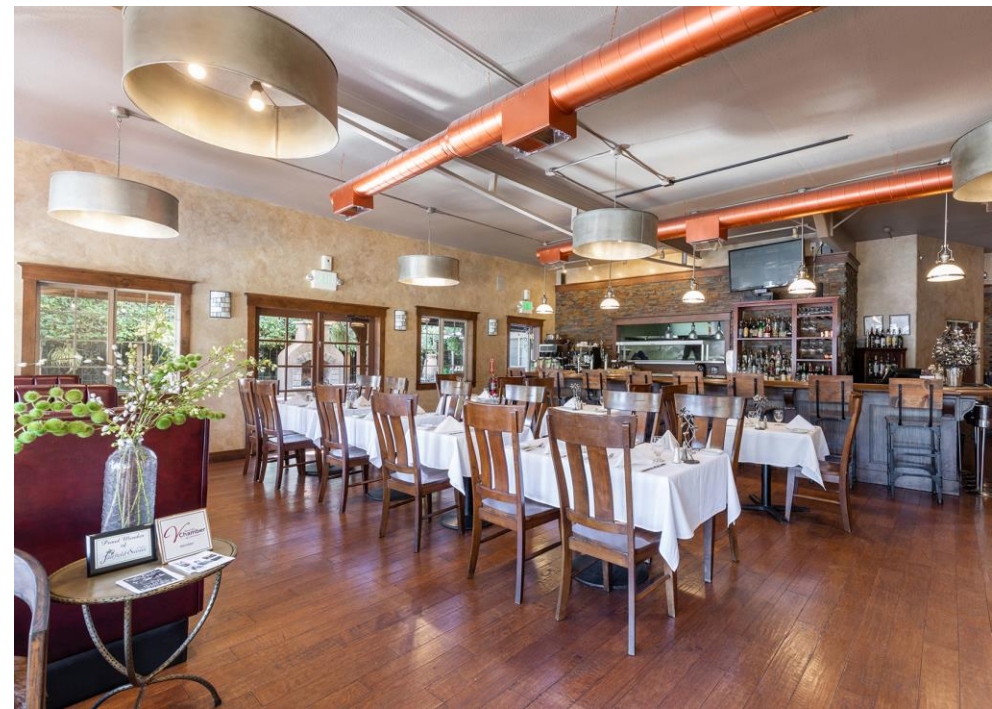








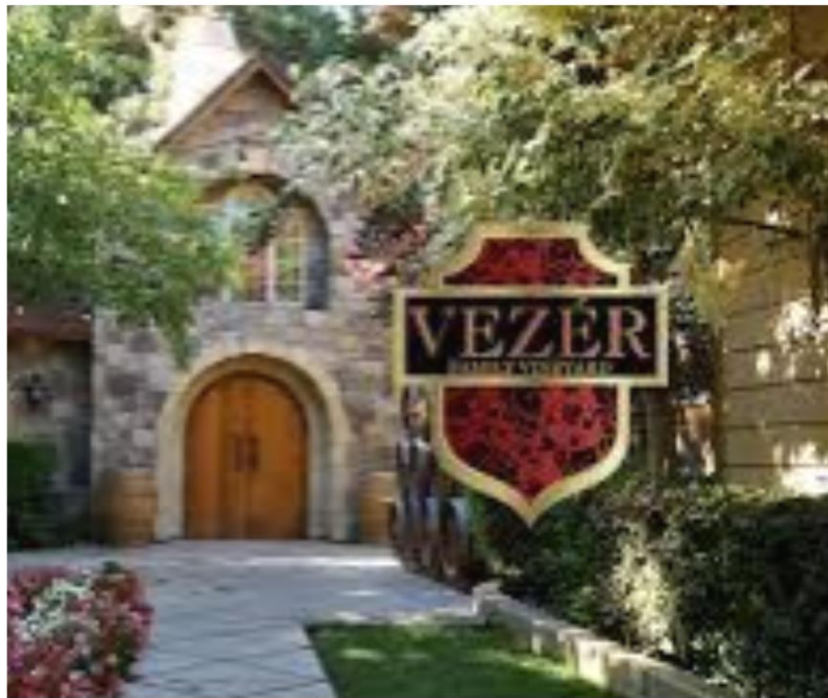












Additional Cashflow
from Catered Events
Available





Additional Retail Spaces for Lease in the Adjacent Building

512 SqFt @ \$1,375pm Full Service | 569 SqFt @ \$1,575pm Full Service

Additional Space Available
Next Door to Mankas Steakhouse





World-Class Wines, Home Grown Farm Products

Beautiful, Agricultural Landscape.

VEZÉR
FAMILY VINEYARD

• IL FIORELLO OLIVE OIL COMPANY •

LARRY'S PRODUCE

MANGELS  VINEYARDS

Wagner
FAMILY of WINE

CAYMUS VINEYARDS

 Wooden Valley Winery & Vineyards

SUISUN VALLEY
WINE COOPERATIVE

Back Road
VINES

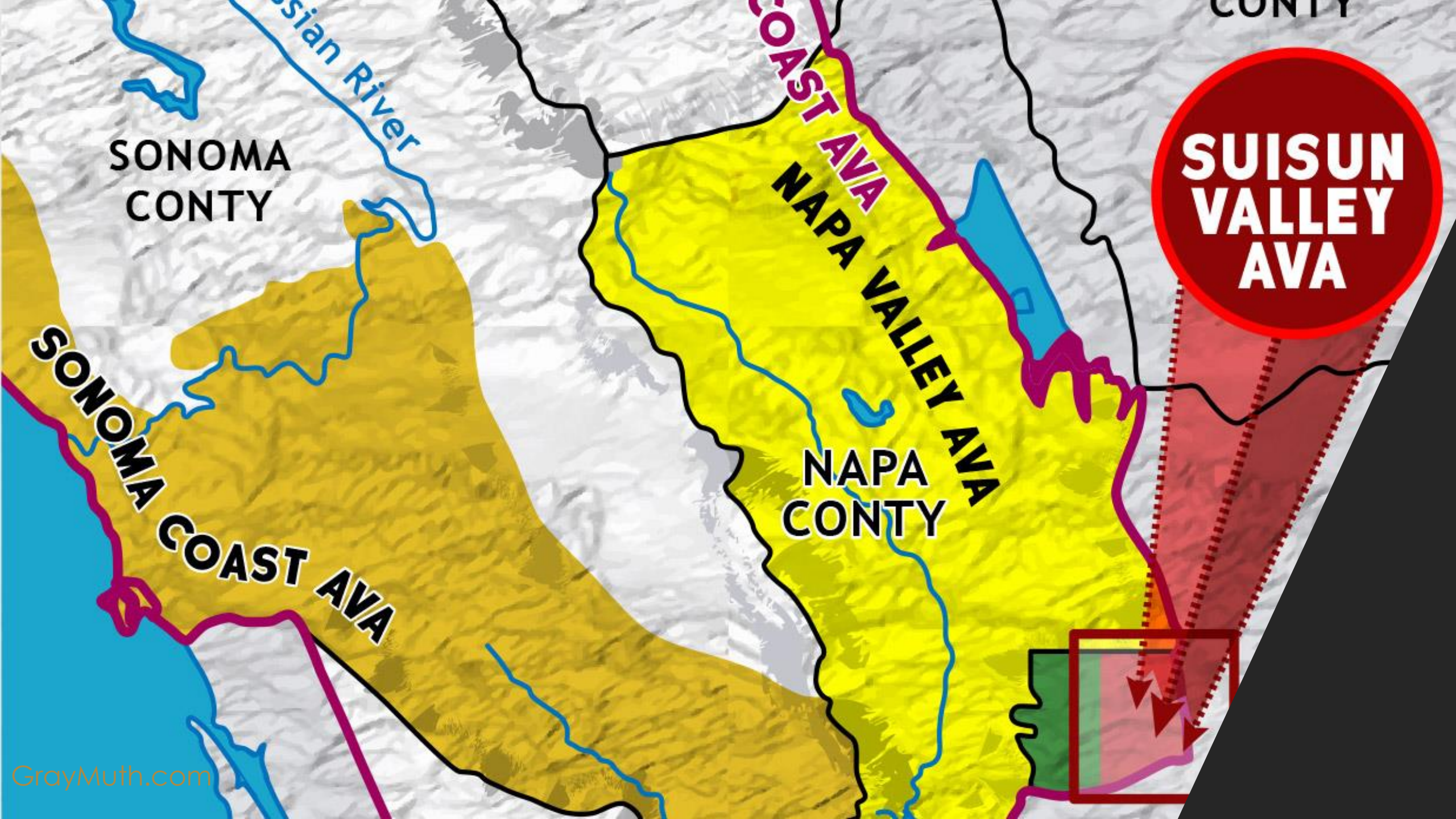




ABOUT SUISUN VALLEY

A San Francisco Bay Area rustic destination, Suisun Valley is a fun place for visitors who are searching for world-class wines, home grown farm products, and a beautiful, agricultural landscape, without the crowds. We're an off the beaten path wine country destination which enjoys sharing all that we have to offer our neighbors and visitors who come from both near and afar.

The Suisun Valley appellation was established in 1982, and is nestled between two coastal mountain ranges, southeast of Napa Valley. We offer a very diverse agricultural region.



SONOMA
COUNTY

SONOMA
COAST AVA

NAPA VALLEY AVA
NAPA
COUNTY

SUISUN
VALLEY
AVA

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Fairfield, CA 94534

Carmen Gray

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RE/MAX GOLD
COMMERCIAL

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