



1320 La Loma Ave
Modesto, CA 95354

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FOR SALE OR LEASE
Turnkey Restaurant
Off of Yosemite Blvd

2,176 SF
\$365,000 (\$167.83/SF)
\$1.20 PSF, NN (Approx. \$0.25)

Property Features

- Former Mandy's Café and prior Casa Flores
- Building and interior are in very good condition, dining area is very attractive
- Restaurant is fully equipped
- Good location right off of Yosemite Blvd.
- Plenty of parking on site

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Aerial Retail Map



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Demographics

2014	1 Mile	3 Miles	5 Miles
Total Population	13,004	138,141	275,019
Total Households	4,778	45,444	88,455
Average Household Size	2.66	2.99	3.06
Average Household Income	\$46,158	\$53,847	\$58,347

Traffic Counts

La Loma Ave: 6,480 ADT

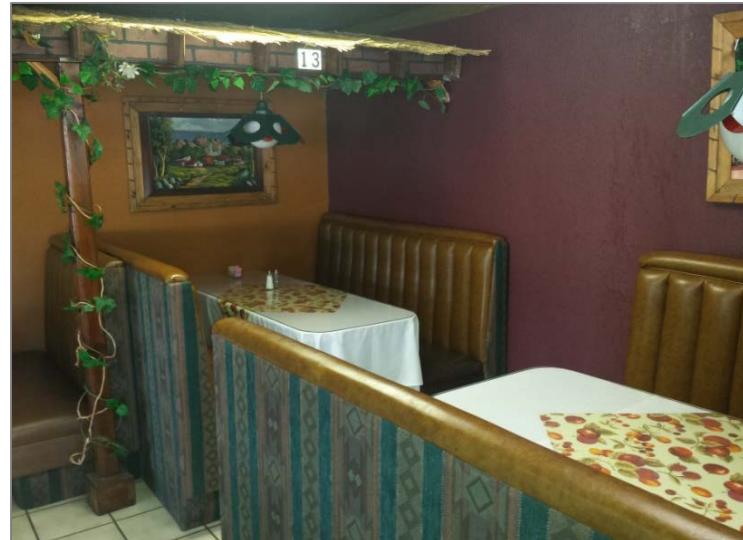
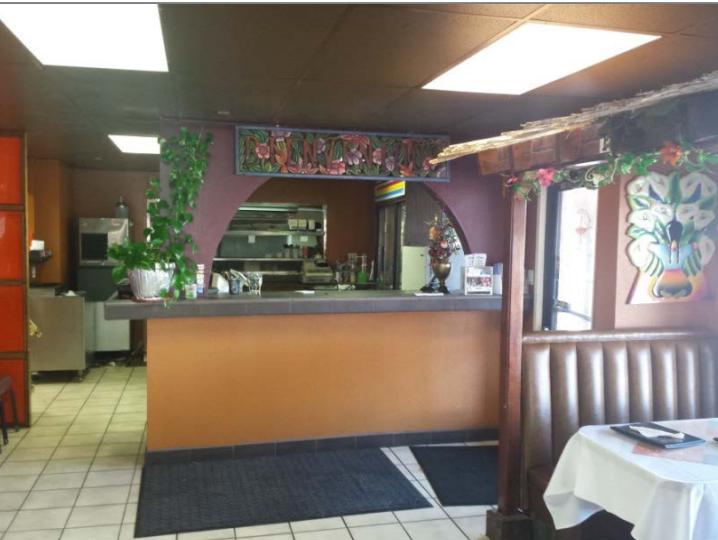
Yosemite Blvd: 18,100 ADT



Property Details

Restaurant Equipment Included

<ul style="list-style-type: none">• 14 foot Hood• 36 inch range (with oven) – 6 burners• 60 inch griddle• 24 inch deep fryer• Steam table• 48 inch refrigerated sandwich prep table	<ul style="list-style-type: none">• 60 inch prep table• 3 compartment sink• Hand wash sink• True refrigerator (3 steel doors)• 13 booths• Various tables and chairs
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