



1320 La Loma Ave

Modesto, CA 95354

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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Modesto Office

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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

- 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
- 60 inch prep table
- 3 compartment sink
- Hand wash sink
- True refrigerator (3 steel doors)
- 13 booths
- Various tables and chairs

