

FOR SALE
10432 Live Oak
Blvd.



Restaurant
Live Oak, CA



Turn key restaurant opportunity with Owner financing available. New improvements, ample parking, lightly used equipment. Heavy exposure on Hwy 99, over 19,000 cars per day.

FOR MORE
INFORMATION
PLEASE CONTACT

Brandon Siewert
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Maya Noble
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JEFFRIES LYDON
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Building Details

Building type	Restaurant
Year built	1975
Use	Vacant Owner User
Sq. Ft	2994
Land	0.66 AC
HVAC	Central
Lease Type	None
Term	Variable
Tennancy	Single
POA	None
Price	\$399,000
Parking Ratio	10:01



FF&E's Included in the purchase price.

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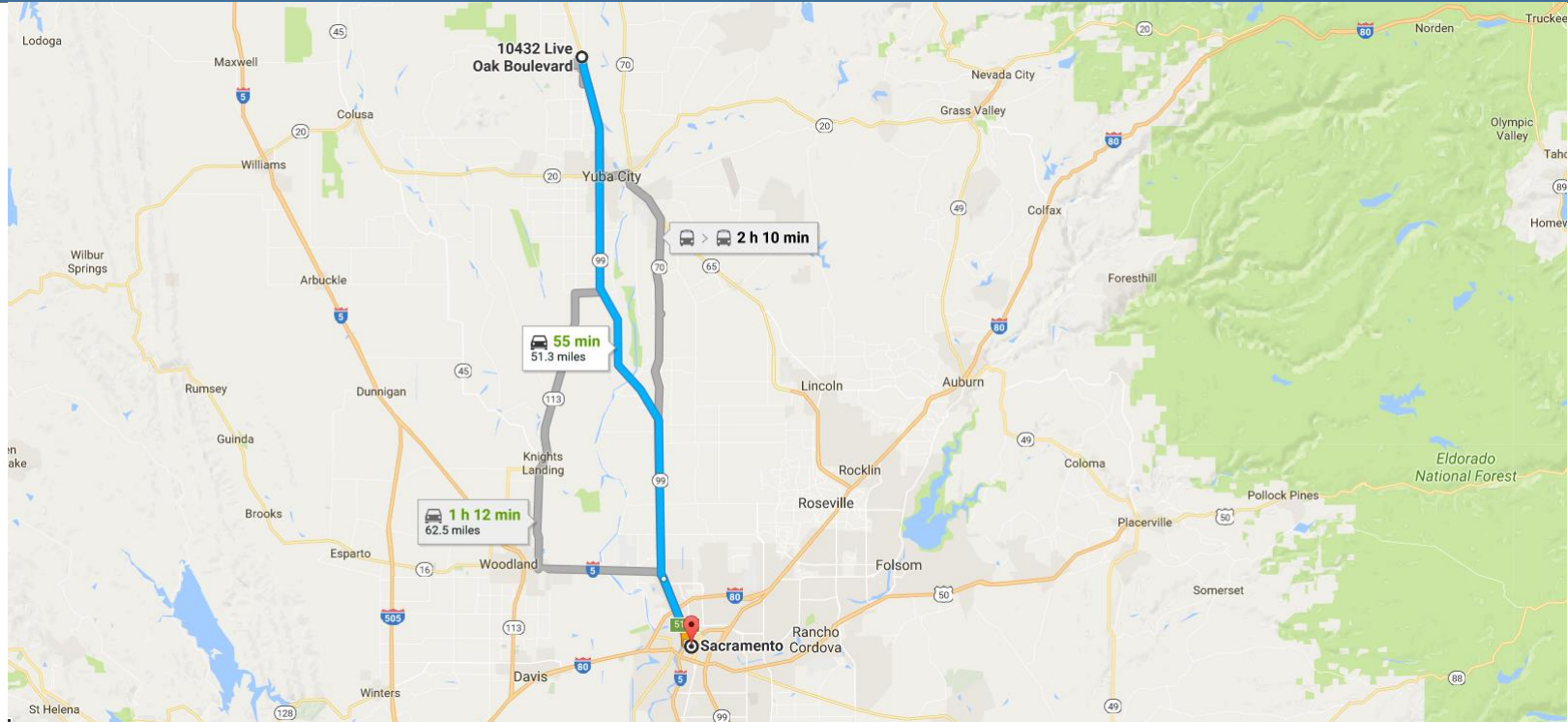
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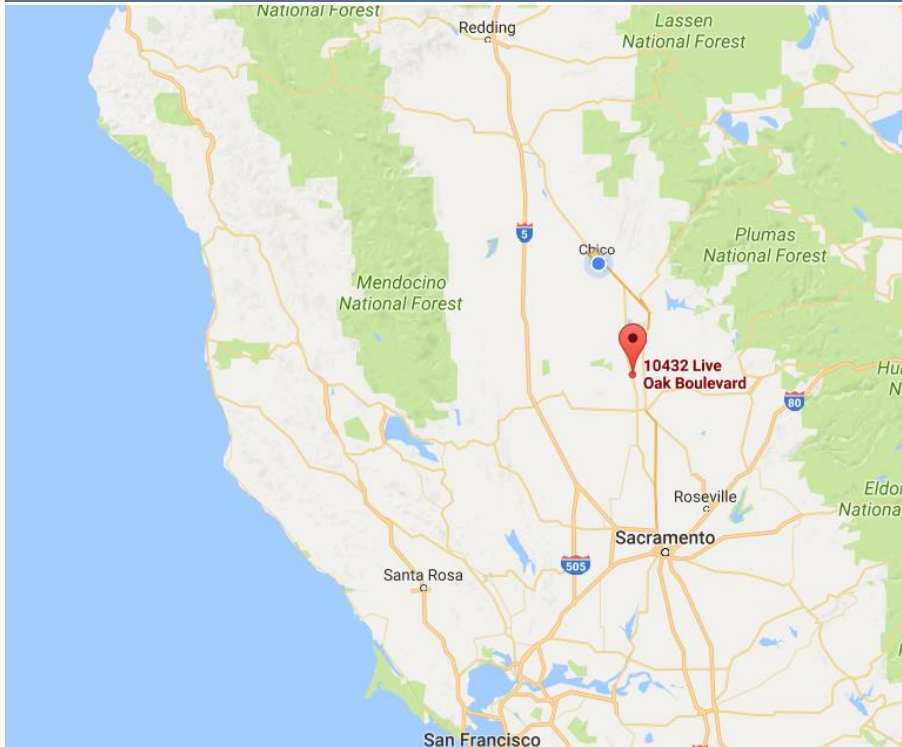
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ABOUT CITY OF LIVE OAK



The City of Live Oak, located in northern Sutter County has a population of approximately 8,500 residents. It is strategically located along the Highway 99 corridor between Yuba City and Chico, and has easy access to San Francisco, Lake Tahoe, and Sacramento. Live Oak residents enjoy the close by Feather River, local parks and abundant recreation opportunities in the area. Live Oak is a thriving rural community with many reasonably priced new homes, good local schools, and nearby colleges.

Sutter Buttes:
Maidu's Spirit Mountain

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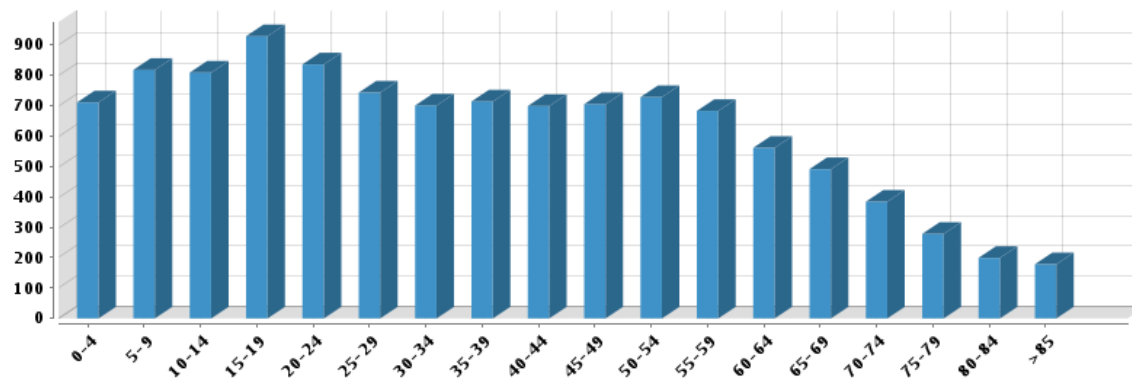
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Demographics

Population

Summary

Estimated Population:	11,167
Population Growth (since 2010):	3%
Population Density (ppl / mile):	98
Median Age:	35.26



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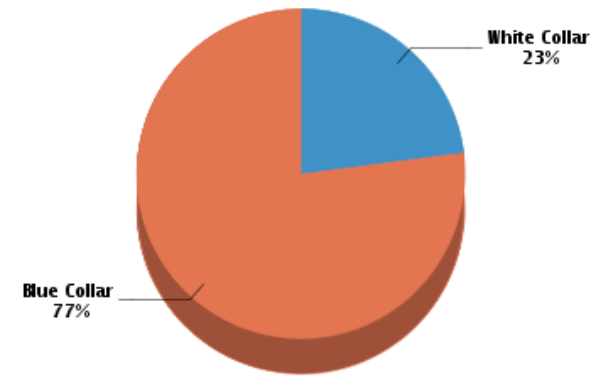
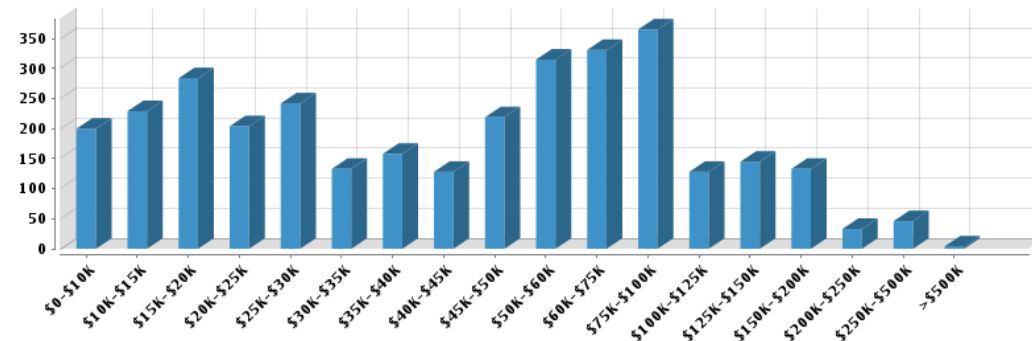


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Quality of Life

Workers by Industry

Agricultural, Forestry, Fishing:	91
Mining:	1
Construction:	56
Manufacturing:	82
Transportation and Communications:	18
Wholesale Trade:	33
Retail Trade:	333
Finance, Insurance and Real Estate:	23
Services:	104
Public Administration:	62
Unclassified:	6



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