

FOR LEASE - Freestanding 2,874 SF Restaurant

Existing Drive-Thru Opportunity on the NoCA Coast

760 S. MAIN STREET (HIGHWAY 1) - FORT BRAGG, CA



For Leasing Information:

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CA DRE Lic #01978096

SIGNAL
RETAIL PROPERTIES

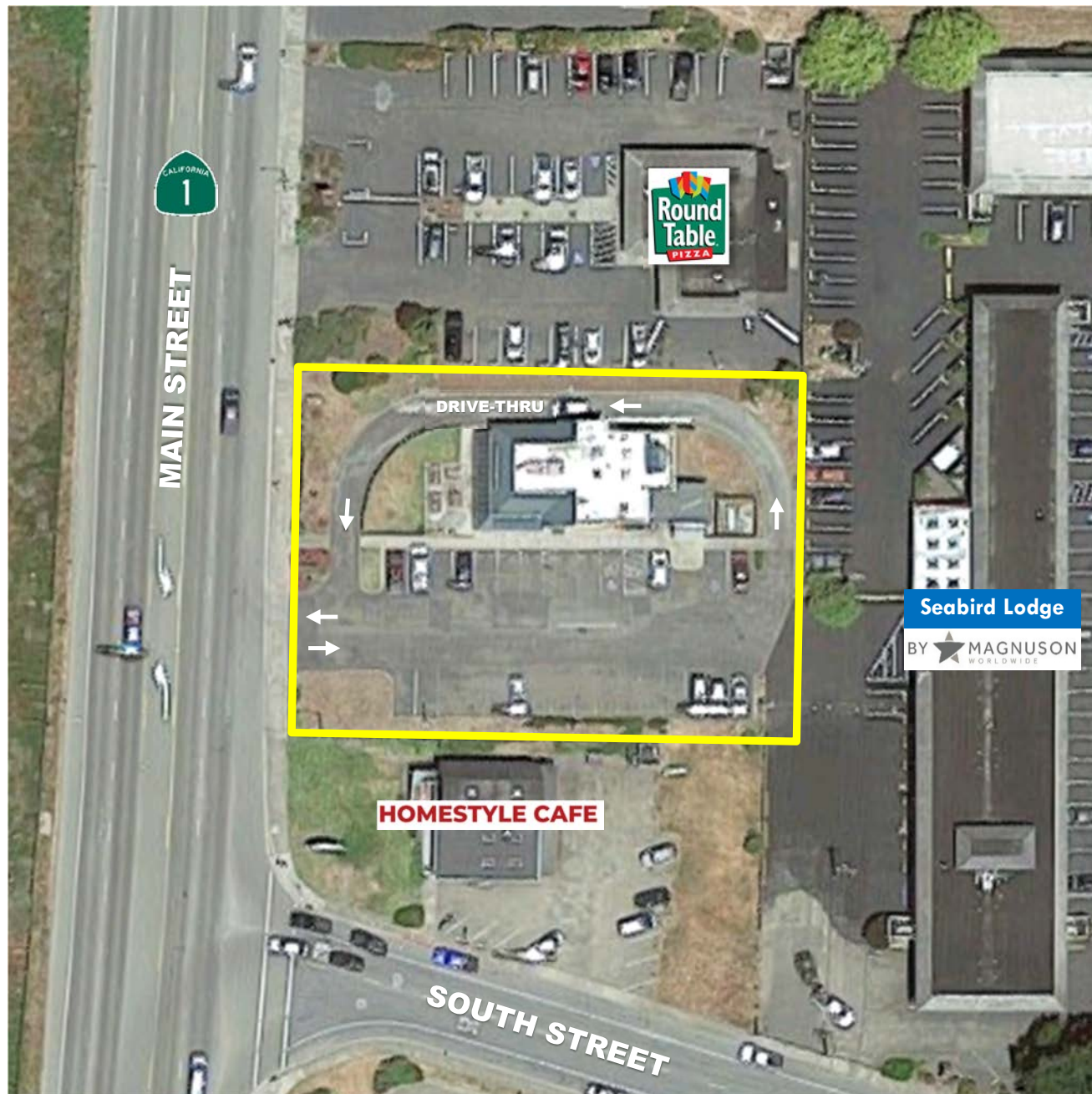
PROJECT DETAILS

Building Area: 2,874 SF
Site Area: 28,314 SF (0.65 AC)
Parking: 29 Spaces (10:1,000 SF)
Rent / Terms: *Call broker to discuss*

Please do not disturb the restaurant or its employees. La Playa restaurant is currently open and operating.

PROJECT HIGHLIGHTS

- High barriers to entry for new drive-thru restaurants on the Mendocino Coast
- Full liquor license available
- Excellent visibility with over 150 feet of frontage on Highway 1
- High traffic counts: 17,184 cars per day
- Exclusive double-sided monument sign
- Outdoor patio area
- Prime location surrounded by national retailers, restaurants, hotels and hospitality-oriented businesses



PROPERTY DETAILS

GLA: 2,874 SF
 Site Area: 28,314 SF
 Parking: 29 Spaces
 Ratio: 10:1,000 SF

PLAT MAP

County: Mendocino
 APNs: 018-040-31 and
 018-040-32





- Located on California's Mendocino Coast, Fort Bragg has transformed itself into a thriving tourist destination.
- Fort Bragg is a hub for visitors who want to enjoy natural beauty, from spectacular beaches to redwood forests, as well as award-winning restaurants, a world class micro-brewery, retail shops and art galleries.