

FOR SALE

**818 1st Street
Benicia, CA 95687
1,344 SQ FT**

Property Highlights

- Located in the heart of Downtown Benicia
- High Pedestrian Foot Traffic
- Property is built-out for restaurant use
- Walking Distance to the Marina



Property Profile

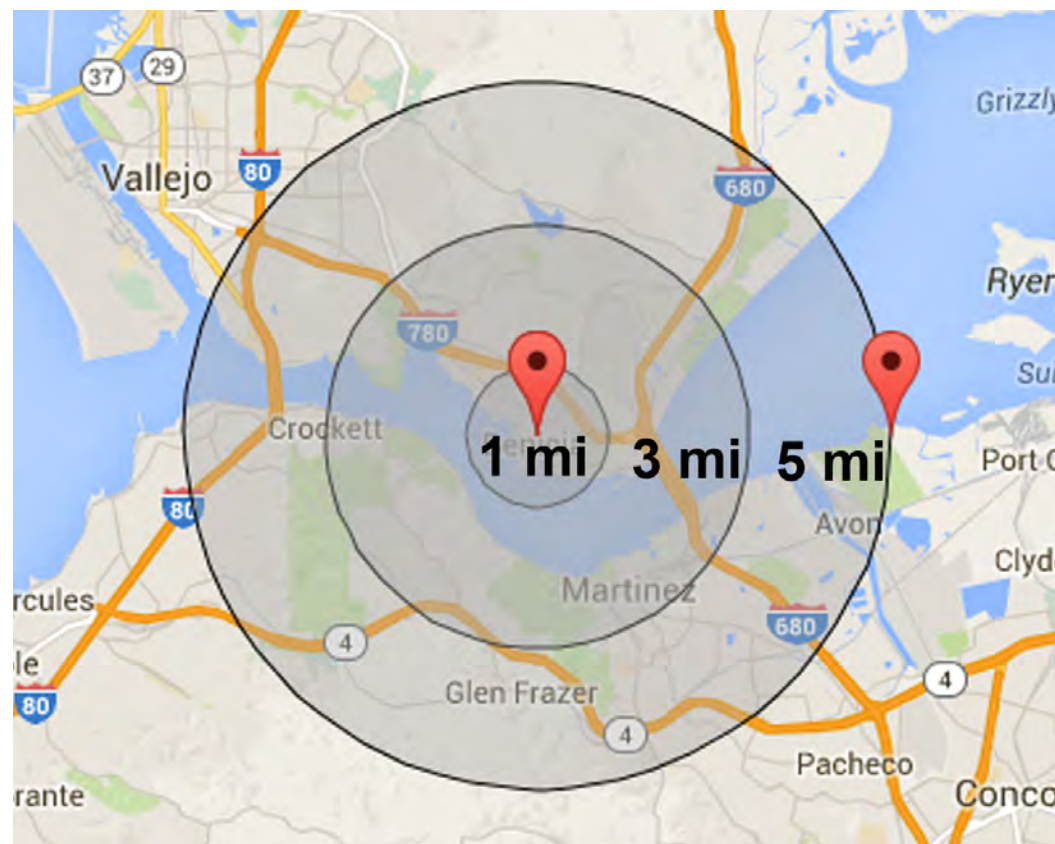
Address	818 1st Street Benicia, CA 95687
Parcel #	0089-052-190
Sale Price	\$595,000
Building Size	1,344 SF
Lot Size	3,650 SF
Property Type	Retail

Demographics

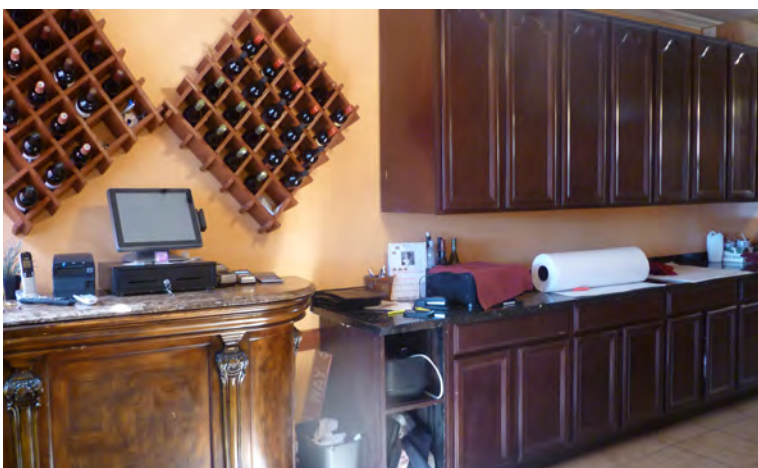
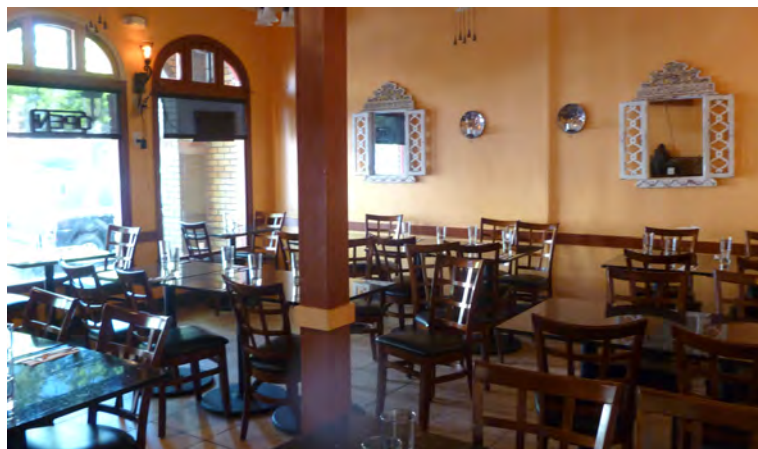
	1 Mile	3 Miles	5 Miles
Total Population	10,486	36,286	93,233
Daytime Population	17,248	38,857	90,006
Average HH Income	\$94,451	\$107,318	\$97,188

(Loopnet, 2015)

Radius Map



Property Photos



Area Overview

Benicia is a city made up of approximately 13 SQ MI and is located in Southeast Solano County. Benicia is centrally located and has become a popular place to visit, work and live. The city's rich history, emerging art community, scenic waterfront, local shops and dining are a few things this city has to offer.

Immediate Trade Area

- Approximately 36 miles to San Francisco
- Approximately 61 miles to Sacramento
- Located in Historical, Downtown Benicia
- Property is within walking distance to the Marina

