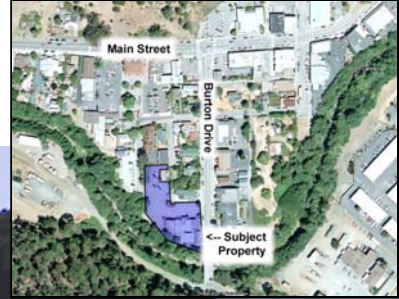


Cambria, CA

+/- 8,000 sq. ft. Restaurant Building
4005 Burton Drive,



**For
SALE**
**Price
Reduction**



Contact:
Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738

Property Features:

- ◆ Improvements consist of an +/- 8,000 sq. ft. Restaurant Building (excluding decks and storage)
- ◆ +/- 48,000 sq. ft. of Land Zoned CR with Underlying Parcels
- ◆ Historic Creekside Restaurant Location
- ◆ Well-Established and Well-Known Burton Dr. Property
- ◆ Purchase Price: \$1,995,000

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com

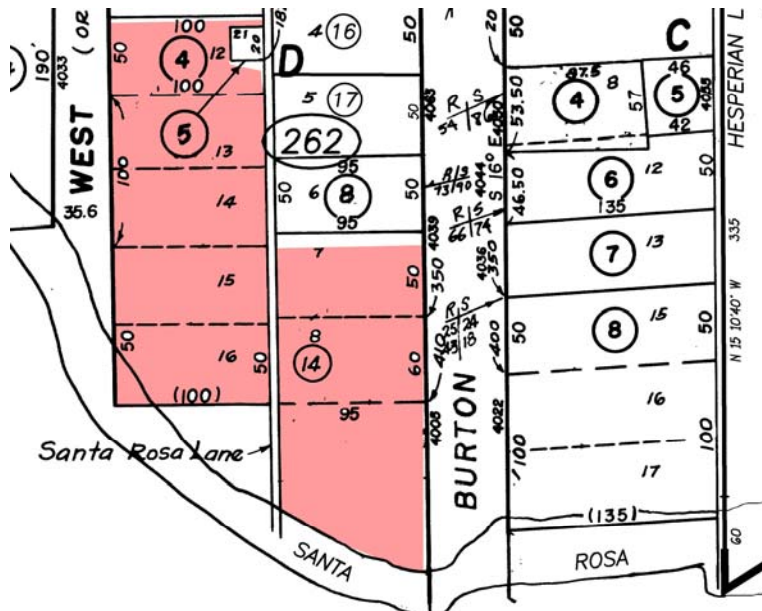


Summary

4005 Burton Drive is a well-located and well-known business location. This historic building is a City of Cambria landmark. The current permitted use is for a restaurant. 14 EDU (Equivalent Dwelling Units) water permits go with sale of the property. There are approximately 75 striped parking spaces on site with adjacency to the West Street public parking lot. Hospitality and retail uses are across the street and adjacent to the subject property.

Property Characteristics

APN:	013-262-004 and 014
Land Use Zone	Commercial Retail
Site Area	+/-48,000 sq. ft.
Property Description	An established restaurant location.
Site Coverage	Approx. 21%
Improvements	Approx. 8,000 sq. ft. not including decks and storage



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 ♦ 805-543-1801 (voice) ♦ 805-543-1857 (fax)

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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.