

SECOND GENERATION RESTAURANT - AVAILABLE FOR LEASE



19601 HESS AVENUE, SONORA, CA



YOUR NAME HERE



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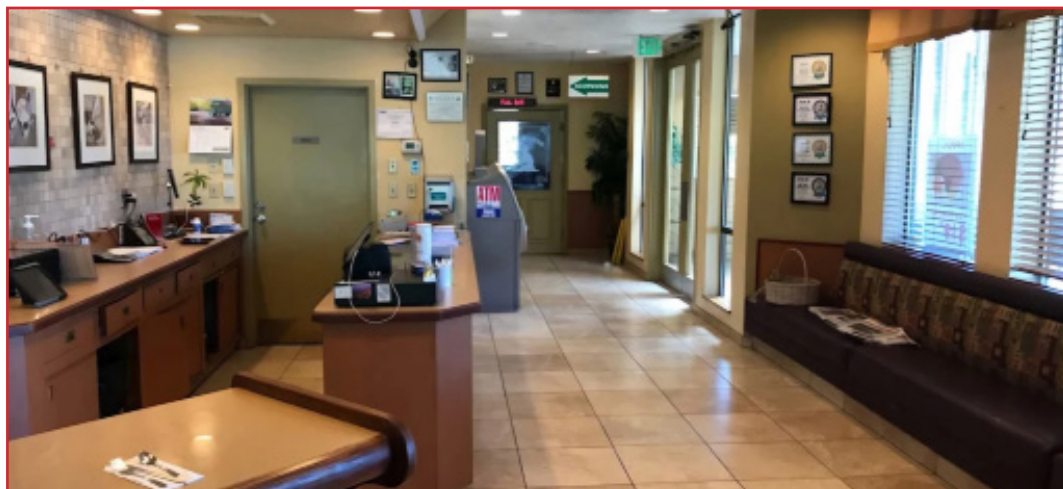
LEASE RATE: \$1.00 PSF/NNN

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PROPERTY HIGHLIGHTS

- 7,586± SF with large parking lot
- Free standing Restaurant
- Located off CA-108 HWY on Mono Way the main East/West thoroughfare through Sonora.
- Corner parcel location on a shared parcel with Best Western Hotel
- Flexible signage opportunities
- Brand New Roof installed in 2025
- Extra Large fully functional hood
- Interior has all new sheet rock and will be delivered with all new lighting
- Interior Layout/Features: Dual bar (two bar areas) with a dedicated walk in fridge for the bar, 2 large seating areas, an event space, kitchen, walk in fridge/freezer, staff restrooms, guest restrooms, and plentiful storage space
- Restaurant has a beautiful front deck that was redone in 2025
- Trees can be cut/trimmed on Mono way for great visibility from both Mono Way and HWY 108!



Photos of previous restaurant space, not current condition

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INTERIOR PHOTOS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,178	11,974	28,460
AVERAGE HH INCOME	\$123,774	\$91,392	\$96,268
TOTAL EMPLOYEES	86	7,770	9,656