

3701

STOCKTON BLVD.

TURN-KEY RESTAURANT, BAR & CATERING KITCHEN
FOR SALE



TURTON
COMMERCIAL REAL ESTATE

TURN-KEY RESTAURANT

A UNIQUE OWNER-USER OR INVESTOR OPPORTUNITY NEAR UC DAVIS MEDICAL CENTER

Step through the doors of the former Mighty Kong Cafe - fully refurbished restaurant with an expansive, meticulously clean kitchen, and you will instantly know that this is the right building for your business. Fully equipped commercial kitchen is ideal for a restaurant, catering company, food truck operator, or food manufacturing/processing.

The Property contains a large second generation restaurant that is finished with furniture, fixtures and equipment (FF&E): HVAC, lighting, electrical, Type I hood, ice maker, ovens, fryers, washing machine, walk-in refrigerator, freezer, restrooms, mop sinks, coffee maker, display counter, glass cabinet, booth tables and seats, TVs, and antique solid Cuban and African mahogany bar in perfect original condition. Sale price excludes FF&E. According to current market information, the Property is the only second generation restaurant space within a 2-mile radius, including the East Sacramento and South Sacramento submarkets. The property contains a free-standing detached parking garage as well as gated and secured parking space for a food truck or two small vehicles.



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PROPERTY INFO

BUILDING:	Mighty Kong Cafe Restaurant
ADDRESS:	3701 Stockton Blvd, Sacramento, CA95820
ASKING PRICE:	\$600,000
APN:	015-0242-029
BUILDING SIZE:	3,440 SF
PARCEL SIZE:	5,433 SF
PARKING:	Detached garage + 2 Stalls + Street parking
ZONING:	C-2-SPD
MOST RECENT RENOVATION:	2011



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FURNITURE, FIXTURES, & EQUIPMENT LIST*

* AVAILABLE FOR ADDITIONAL COST. ASKING PRICE DOES NOT INCLUDE FF&E.

- Antique solid Cuban and African mahogany (110+ years old) front and back bar in perfect original condition
- Antique bar tools (8)
- Booth tables and seats
- Wrought iron dining tables with glass tops and dining chairs
- Giant hood over the kitchen cooking area (approx. 20 ft) complete with fire suppressions system
- 100 lb ice maker and storage unit
- Commercial waffle iron
- Commercial microwave
- Commercial toaster
- Wolf oven with 6 burners, griddle, and double over
- Wolf commercial charbroiler
- Frymaster commercial deep fryers (2)
- Commercial meat grinder
- Commercial French fry cutter
- True and Randell prep tables (2) – 4 ft by 6 ft
- Double stainless steel sink
- Triple stainless steel sinks (2)
- Jackson Convserver XL commercial washing machine
- Stainless steel counter – approx. 30 ft
- Traulsen upright commercial beverage refrigerator
- Kegerator (under bar counter)
- Refrigerator 2-door (under bar counter)
- Carbonated soft drinks system including gas tanks
- Ice cream freezer
- Curtis Gemini coffee maker and grinder
- La Pavoni espresso maker
- Espresso coffee bean grinder
- Stainless steel counter with small stainless sink
- Commercial pastry display counter (half-refrigerated)
- Point-of-Sale system cash registers (connected to kitchen)
- 8 tiered liquor and glass cabinet
- Widescreen televisions (3)
- Various pots, pans, skillets, and silverware

PROPERTY FEATURES

- “Plug and Play Restaurant” - second generation restaurant and catering kitchen
- In-place furniture, fixtures, and equipment in excellent condition (available for additional cost)
- Potential Monument Signage and Building Signage
- Large Dining Area
- Active development corridor with improving demographics
- Located in proximity to UC Davis Medical Center, Shriners Medical Center and California Department of Justice
- Stockton Boulevard Partnership PBID



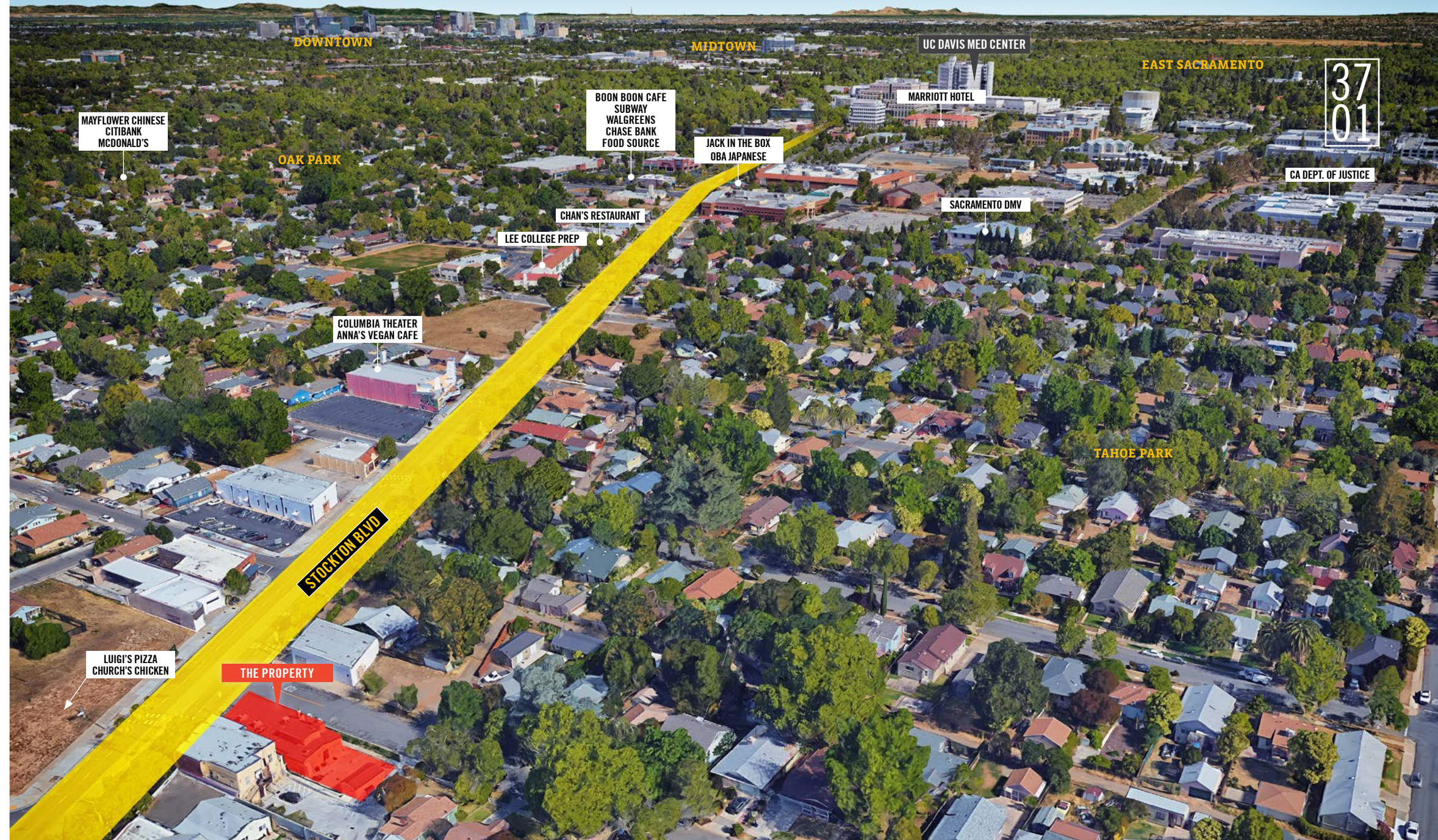
PROPERTY LOCATION

TAKE ADVANTAGE OF THE UP-AND-COMING OAK PARK MARKET

The Property is located on the east side of Stockton Blvd at 12th Ave, between the Tahoe Park and Oak Park neighborhoods. The Property features 66 feet of frontage on Stockton, with traffic counts of 21,048 average daily volume on Stockton Blvd.

The Property is located in the Broadway-Stockton Special Planning District (SPD), which is designed to improve the image and competitiveness of the commercial corridor by drawing upon the area's medical facilities, multi-cultural commerce and surrounding neighborhoods.

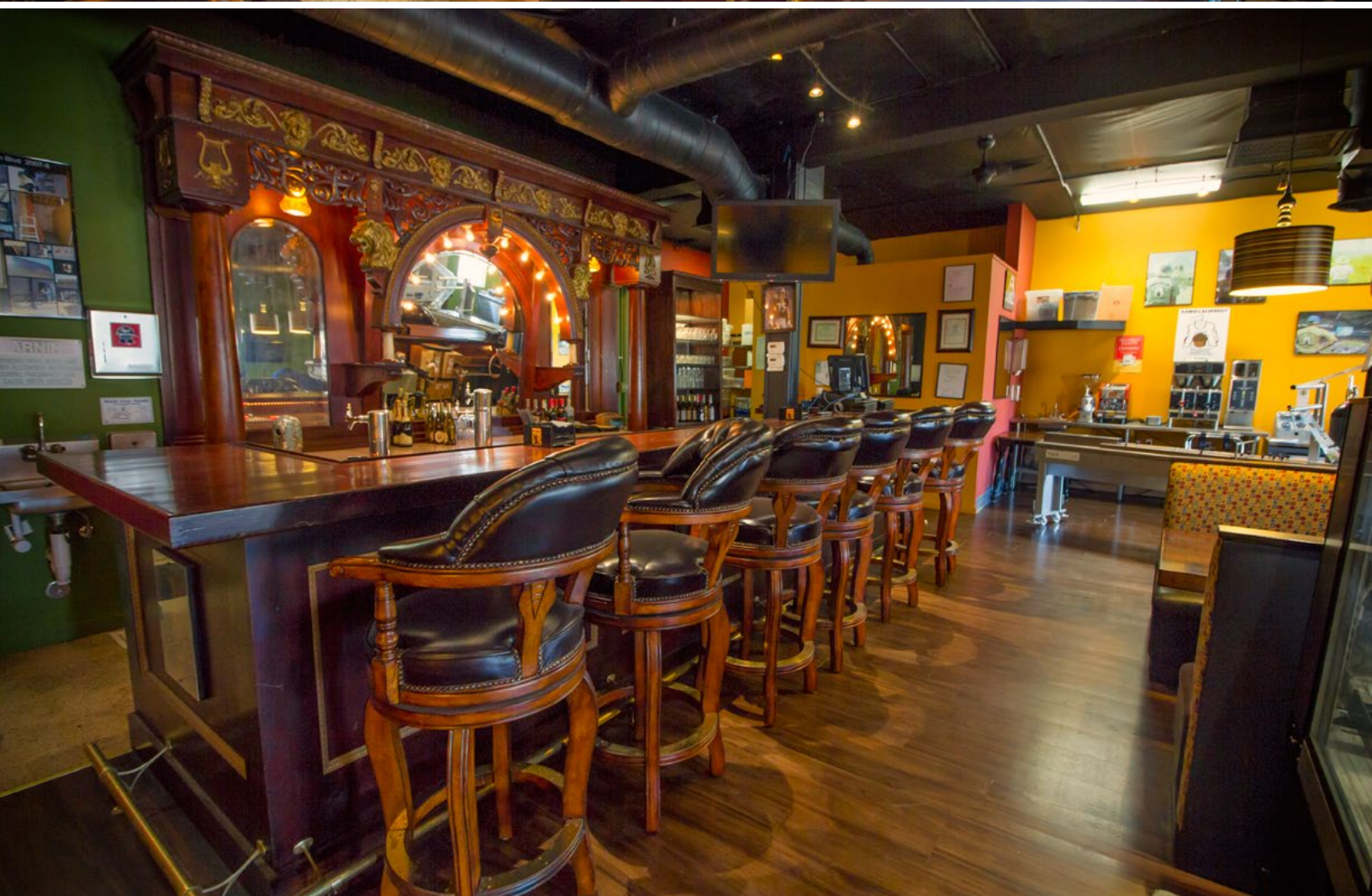
Just one mile north of the Subject Property sits world-renown medical centers UC Davis and Shriners' Hospital for Children. The medical campus sprawls across 142 acres of land wedged between gentrifying neighborhoods including Elmhurst, Tahoe Park and Oak Park. The medical center is also the primary teaching center affiliated with UC Davis School of Medicine and the Betty Irene Moore School of Nursing. Since 2010, reports show that UC Davis Medical Center has added approximately 500,000 square feet of additional real estate to their portfolio to accommodate an increasing demand for their services. Current market statics would indicate that the Subject Parcel would be the single largest contiguous parcel of land available for sale within 1.5 miles of UC Davis Medical Center.



In addition to UC Davis Medical Center, a myriad of other medical users are located on Stockton Blvd, stretched between U Street and 10th Ave, which has been dubbed as "The MedZone". This area brings an estimated employment base of 8,000 to the corridor and \$12 billion to the local economy annually. Furthermore, the expansion and growth of the medical industry has had far reaching effects on the local community. Neighborhoods in close proximity, such as Elmhurst, Tahoe Park and Oak Park have all experienced a renaissance over the last five years, largely due in part to an influx of high-demographic, skilled employees and new development.

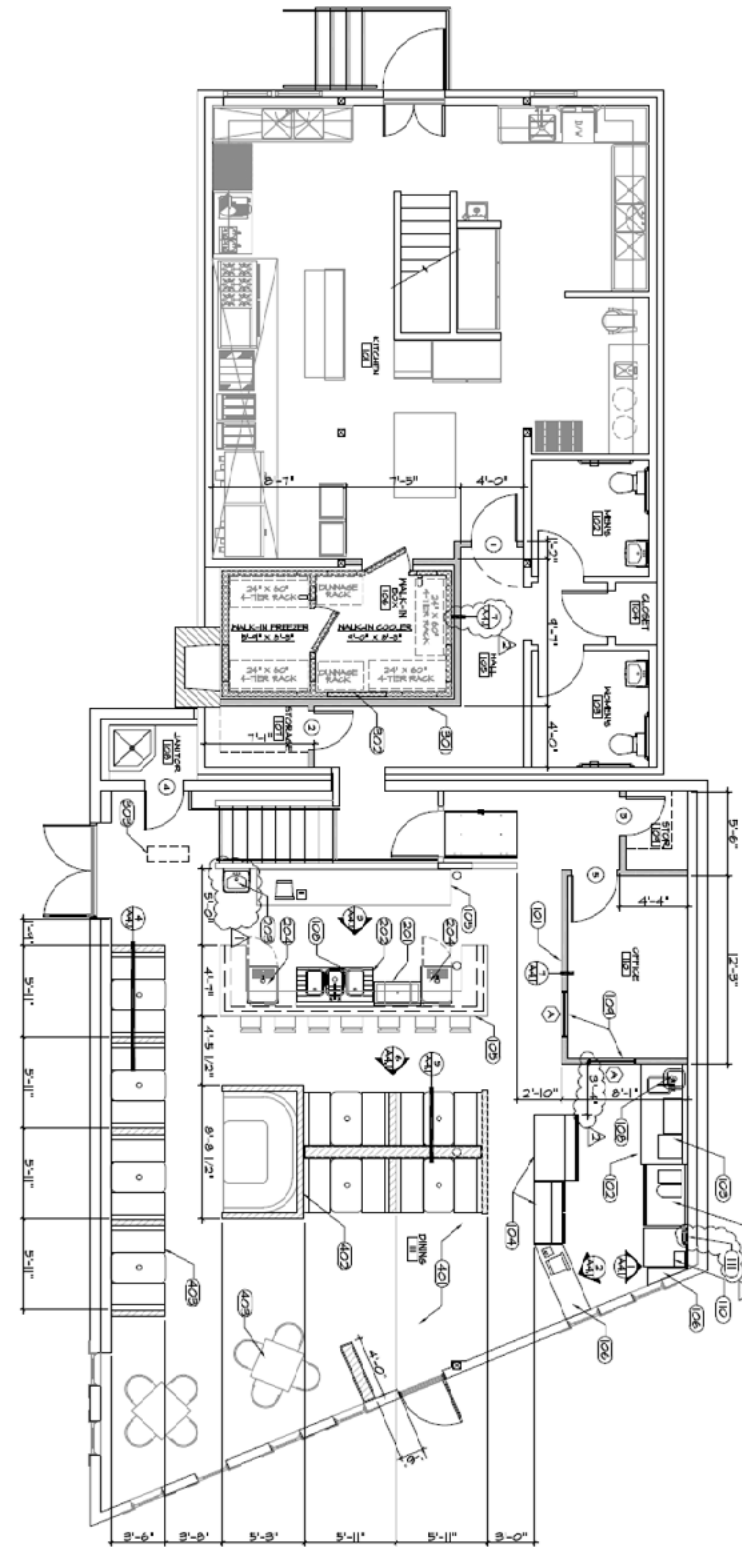


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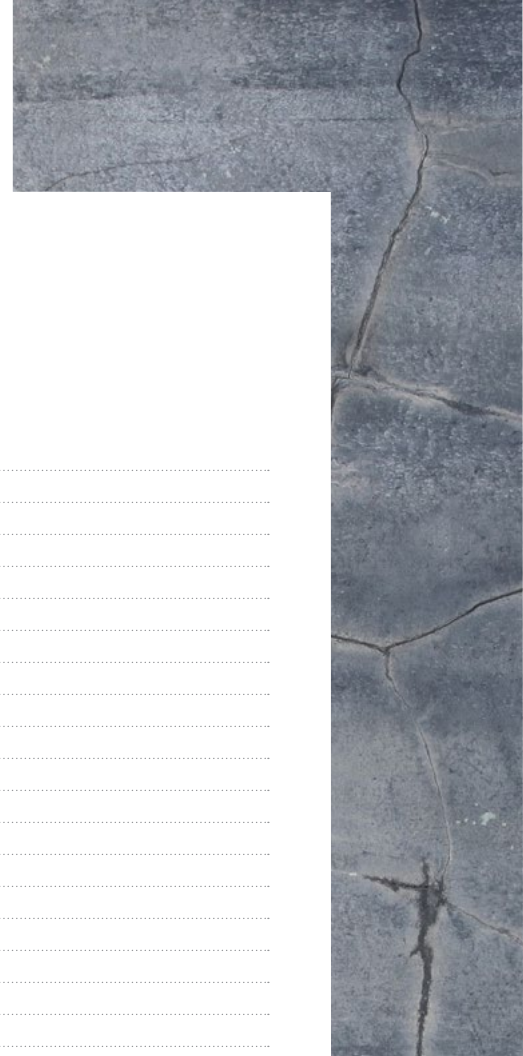
FLOOR PLAN

TOTAL SQUARE-FOOTAGE: 3,440 SF



NOTES:

Series of horizontal lines for notes.





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MIGHTY KONG CAFÉ



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