

Main Street Commercial Presents

PRIME “RESTAURANT ROW” LOCATION!



860 41st AVENUE
CAPITOLA, CA
\$1,100,000



PROPERTY SUMMARY

The former Chill Out Cafe is a standalone legacy building in a prime 'Restaurant Row' location on Lower 41st Ave, Walking distance to the world-class surf of The Hook and Pleasure Point. Immediate neighbors include Verve, Penny Ice Creamery, East Side Eatery, and Zameen, with Mad Yolks coming soon next door. Includes shovel-ready plans, engineering, and entitlements to convert the current facility to a modern take-out cafe, adding 80 SF of refrigerated expansion into the rear patio area.

Current owners have recently put over \$82K into the property, including \$18K Plans, \$9K Permits, \$14K Engineering, \$20K Sewer Lateral, plus \$21K Structural and Renovation. Possibilities abound to either build out the proposed expansion using the current plans and permits, or keep it simple and re-open the existing facility with basic upgrades and retrofits. Or go big and pursue a multi-story development with mixed-use second level, subject to finalizing proposed terms of a reciprocal parking agreement with one of the neighboring property owners.

As an investment, comparable lease rates in the area suggest projected income using a pro forma rate of \$4.50 per SF/NNN on the existing footprint. This is an incredible opportunity either for an investor, or for the forward-minded operator seeking to control their own destiny on a piece of some of the most prime real estate in the County.



PROPERTY HIGHLIGHTS

Address:	860 41ST AVENUE, CAPITOLA 95010
Parcel Number:	033-141-23-000
Parcel Size:	1,873 SqFt /0.043 AC
Building Total SF:	780 SqFt
Price Per SF	\$1,410.26
Price Per LSF	\$587.29
Style:	Restaurant Building
Floors:	1
Year Built:	1947
Zoning:	C-2
Parking Spaces:	On Street Parking

860 41ST AVENUE | CAPITOLA, CA 95010

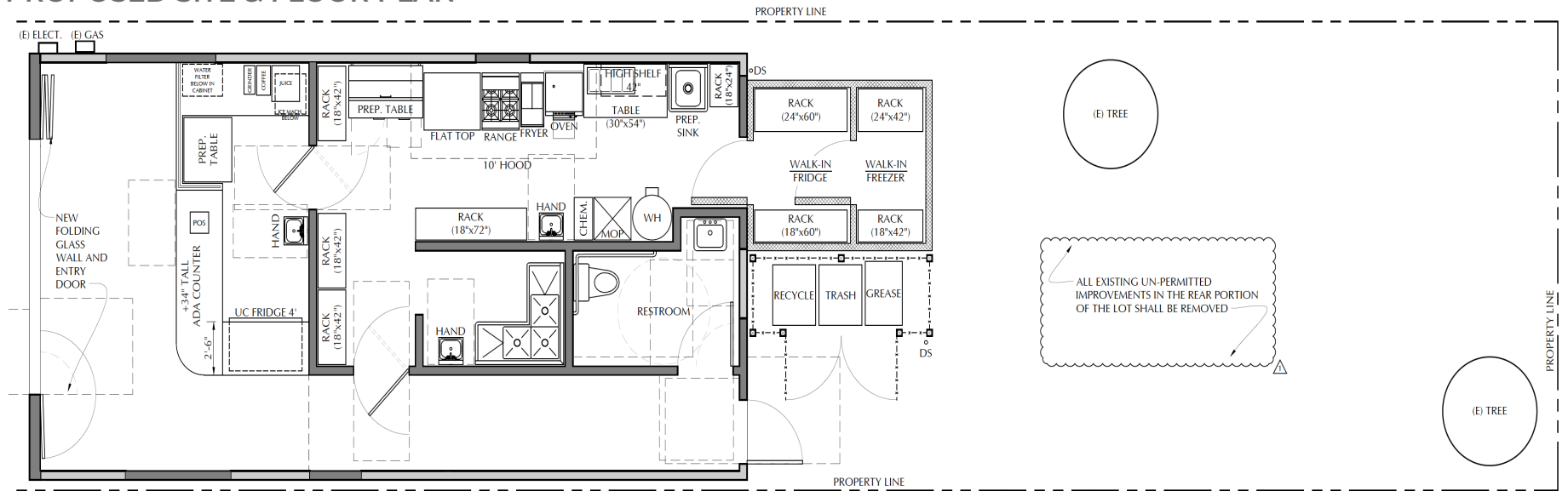


PHOTO GALLERY

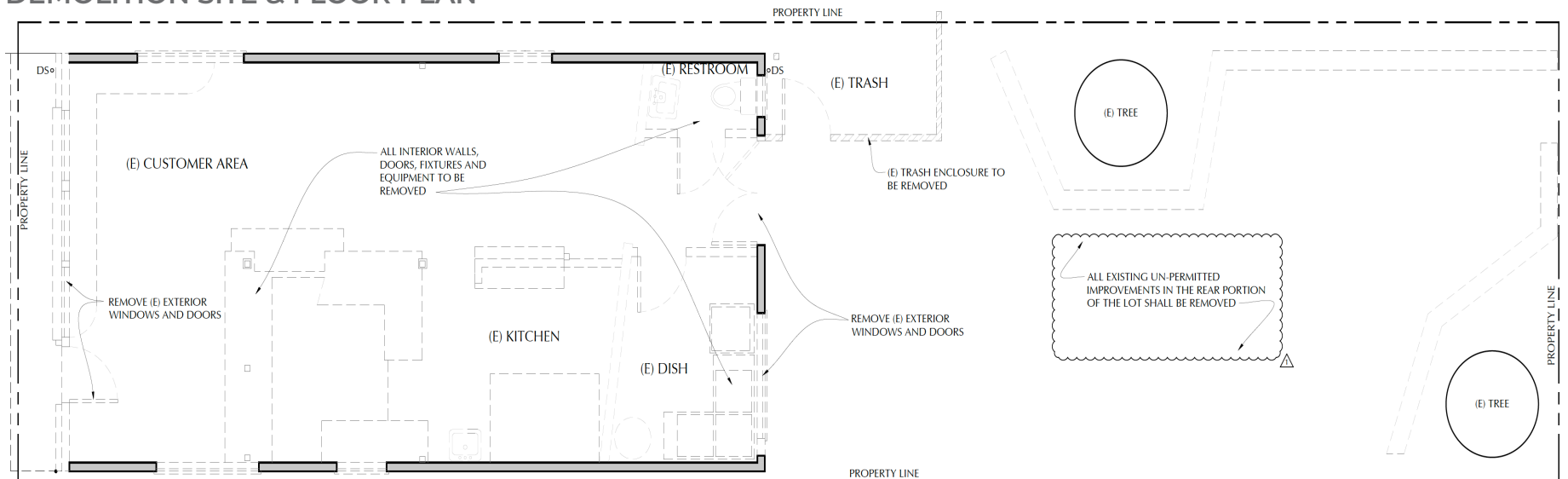


MODERNIZATION PLANS

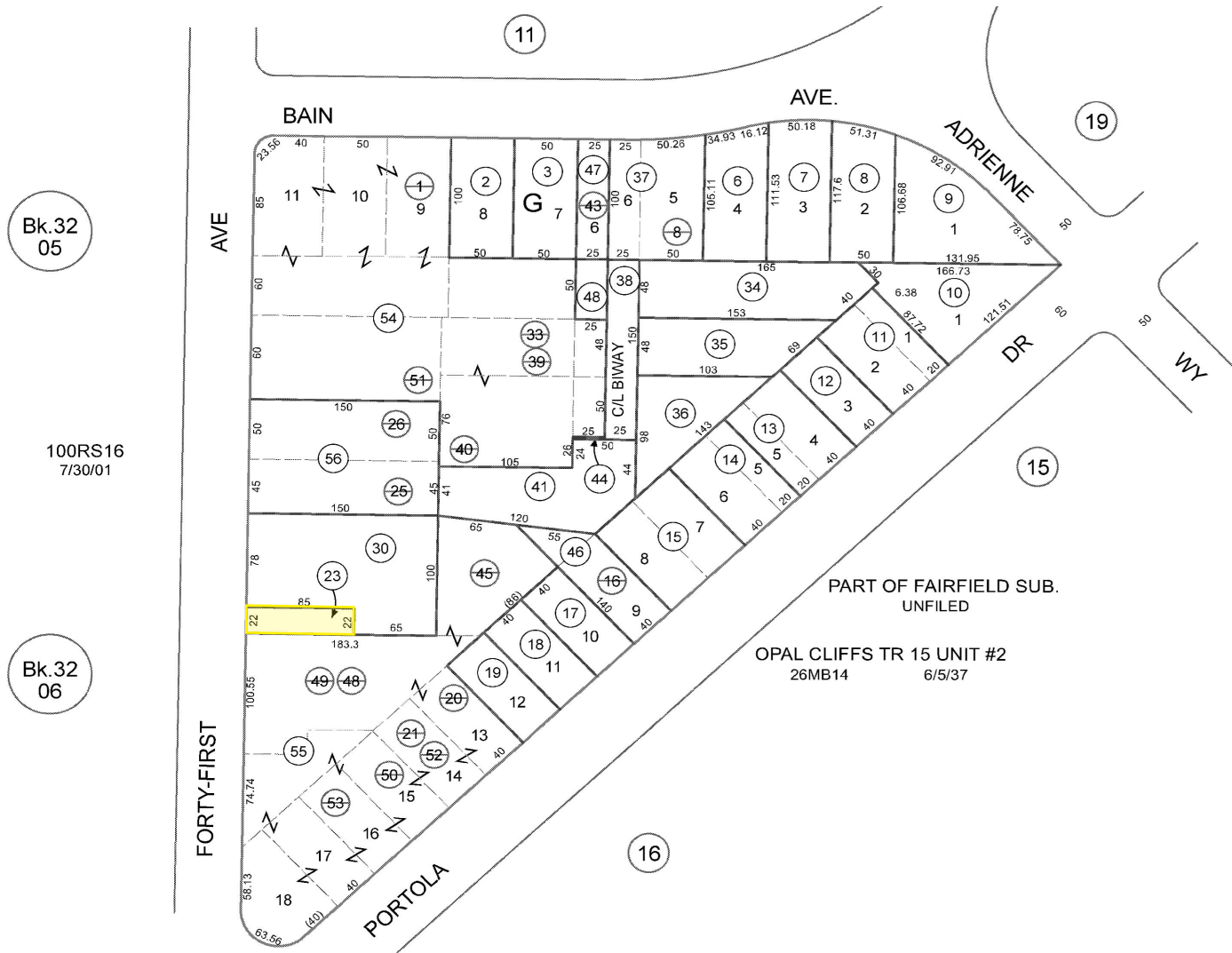
PROPOSED SITE & FLOOR PLAN



DEMOLITION SITE & FLOOR PLAN



PARCEL MAP



PROXIMITY MAP



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LOCATION OVERVIEW

Capitola is the Pacific coast's oldest seaside resort town. Radiating the charisma of a vintage beach community, galleries and boutiques decorate the quaint streets of Capitola Village. The esplanade curves alongside a row of beachside restaurants and then bursts open into a magnificent view of the sea. A Mediterranean essence flavors the air, from breezy cafes to the relaxed atmosphere of this treasured town.

Centrally located within Capitola-by-the-Sea, Capitola Beach is the de facto playground for the charming village. Gentle waves provide plenty of warm weather fun, and the ideal conditions for pint-sized surfers learning the sport. Capitola Beach Company offers the gear and lessons to get your grom on a board, and riding waves into shore. Wednesday evenings during summer, twilight concerts at Esplanade Park's outdoor bandstand are an enjoyable way to end the day. Bring a picnic dinner and a beach blanket or shake your groove on the plaza dance floor. Or take a stroll on the Capitola Wharf and watch the sunset.

Housed inside a charming schoolhouse in the village, the Capitola Historical Museum features changing historical exhibits and self-guided walking tours. Beyond the village, Capitola boasts a day spa, tea room and endless shopping.

Other year-round crowd pleasers throughout the year include fall's Capitola Art & Wine Festival, Surfin' Santa kicking off the holidays, and the Capitola Rod and Custom Classic Car Show.



The 161-year-old town of Soquel lies just inland from Capitola. Within just a few blocks of this tranquil village, you'll find over a dozen antique dealers specializing in everything from heirloom jewelry to early American furniture and one-of-a-kind finds.

The hills up above the town are draped with vineyards, and Soquel serves as an ideal starting point for self-guided wine tasting tours. Bargetto Winery is located a few blocks from the heart of town. Scenic two-lane roads wind up through the mountains to many more wineries north of Soquel.

Enjoy a wide range of dining options in Capitola. Satisfy your sweet tooth at Gayle's Bakery. Cheers to a waterfront view at Zelda's on the Beach. Experience a setting with tropical drinks, décor and vibrations at Paradise Beach Grille.

CONTACT INFORMATION



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