

Property Details



Project Name

Rio Vista Hotel

Type of Project

Retail / Office

Street Address

Main Street / N. 2nd. Street

City

Rio Vista

State

CA, 94571



Jack Hirsch, CCIM, CRS, GRI

Realty World - Hirsch & Associates

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Property Description

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Property Overview

Property Highlights

The property consists of one existing building totaling 28,800 Sq. Ft. The site consists of one parcel containing 14,400 Sq. Ft.. The property was built in 1915 and partially remodeled in 2013. It is known as one of the city's historic buildings, formerly known as the Rio Vista Hotel.

In addition, there will be approximately 18,000 square feet of professional office spaces on the 2nd and 3rd floors. Space to be completed in the 1st quarter of 2015.

Current occupants are:

Raul's Stripper Café - occupying 2,098 Sq. Ft.

A successful restaurant providing great food and great service. Indoor and outdoor seating; large portions of fresh quality food. A great place for a quick bite from omelets, soup and salads to burgers or a selection from delicious entrée's of your choice. Open 7 days a week for breakfast, lunch and dinner.

Bellissima - occupying 1,175 Sq.Ft.

Bellissima is an upscale, fashion forward boutique. Featuring everything from women's clothing, accessories and hand-made jewelry. Bellissima sells specialty items not found in large chain stores. This boutique also specializes in themed products that are of high quality. They are opened 7 days a week.

All square footages are approximate



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Location Overview

Location Highlights

City of Rio Vista, also known as the "Gateway to the Delta" is located on the Sacramento River in the heart of the California Delta at the tip of Solano County. The community of Rio Vista is one of the oldest in the county with a current population of approximately 8,200 in a 7-1/2 square mile area, Rio Vista is approximately 25% developed and is currently a growing suburban community.

The City of Rio Vista is a special place with an inviting mix of rural and suburban lifestyles and easy access to all of the urban amenities associated with the two of the nation's most dynamic metropolitan regions, San Francisco and Sacramento. Rio Vista lies on the banks of the Sacramento River and is within an easy drive to the Napa Wine Country, Sierra Ski Resorts and Lake Tahoe. The city is located along Highway 12, about 15 miles from highway 5 and 25 miles from highway 80.

Rio Vista is a unique city with a variety of amenities and services available to residents, visitors, and businesses and continues to make strides to meet the challenges of a rapidly growing community.

If you like the outdoors, the City is surrounded by over 1,000 miles of waterway. It is the ideal location for fishing, water skiing and wind surfing. There is also 18-hole golf course and several campgrounds nearby.



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Property Summary

The Offering

Property
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Assessor's Parcel Number
 Zoning

0178-134-010
 Retail/Office

Site Description

Number Units	6	1st Floor
Number of Buildings	3	
Number of Stories	3	
Year Built	1915	
Rentable Square Feet	28,800	
Lot Size	14,400	
	Fee Simple	
Parking	Ample Street	
Topography	Flat	

Utilities

Water	Present
Phone	Present
Electric	Present
Gas	Present

Construction

Foundation	Concrete
Framing	Wood
Exterior	Stucco
Parking Surface	Asphalt
Roof	Composition



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Property Photos





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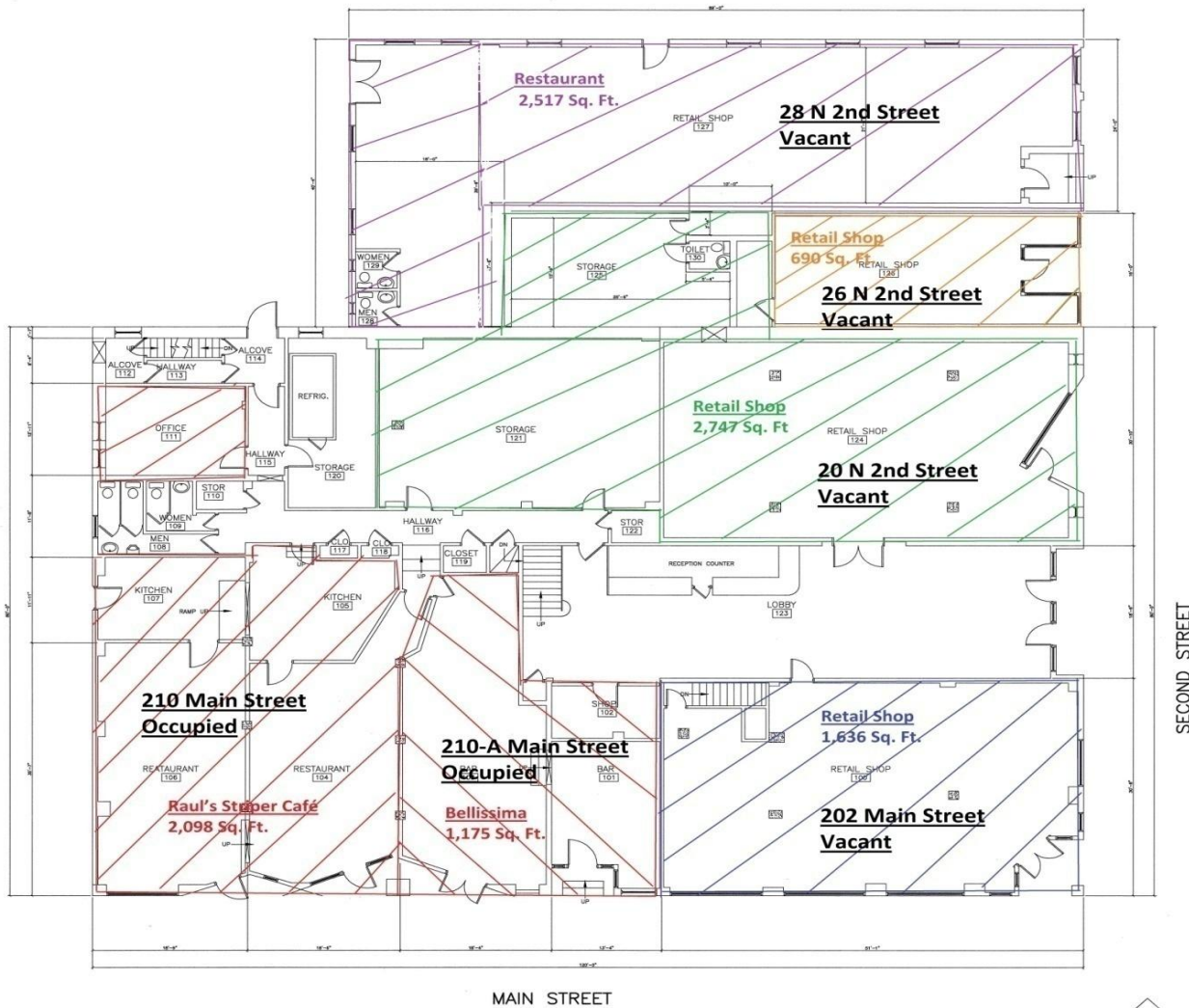
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Floor Plan



GROUND FLOOR PLAN
 1/8" = 1'-0"





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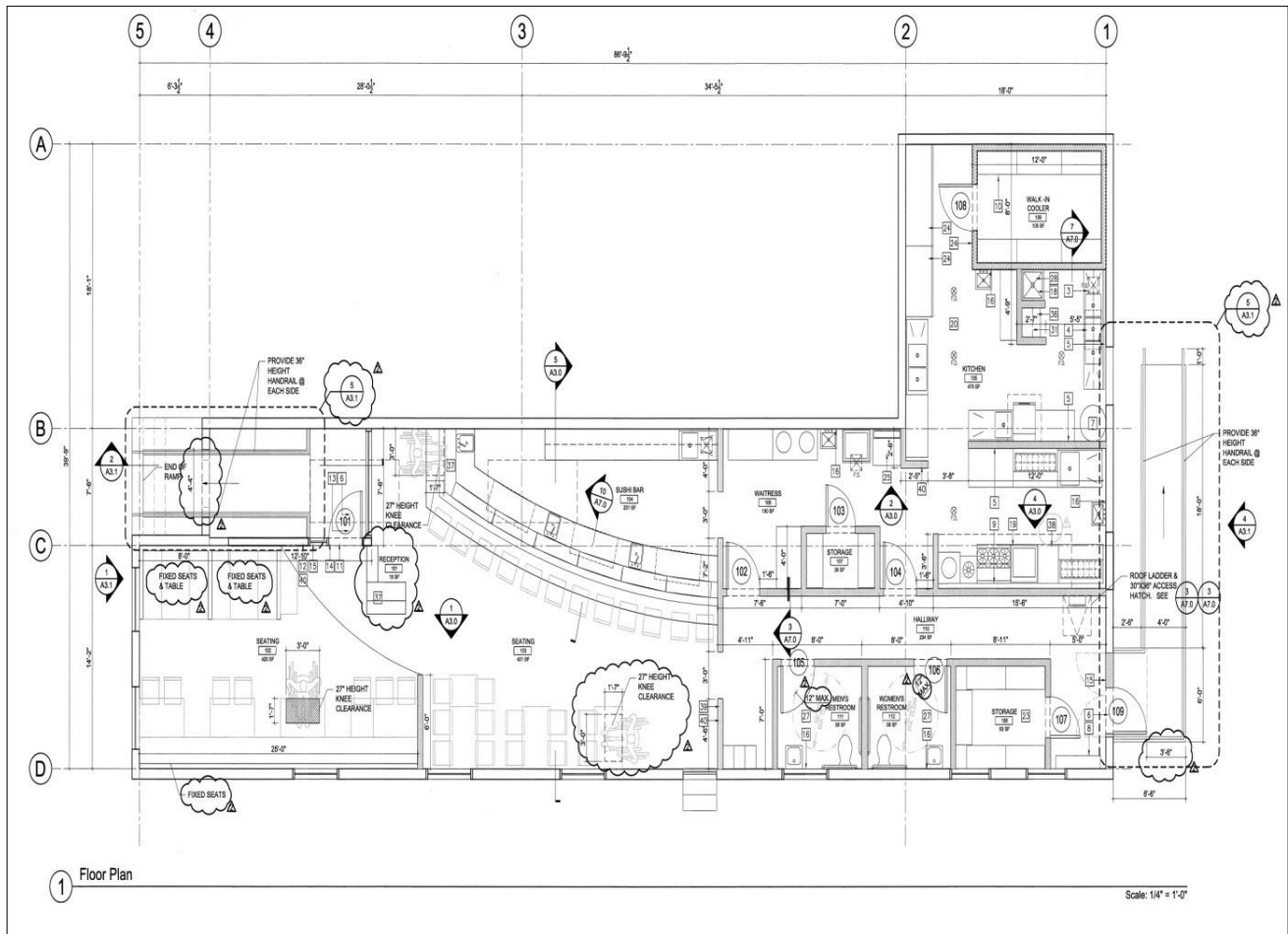
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Restaurant Floor Plan





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Price per

Unit Number:	Sq. Ft:	Sq. Ft.	Description:
202 Main Street	1,636	\$ 1.10	Great corner location
Full Basement	1600	\$ 0.25	Complete renovation Brand new HVAC and ADA Bathroom All new electrical panel and lighting Ready for your ideal showroom Ideal location for coffee house or any high profile requirements
20 N. 2 nd Street	2,747	\$ 0.90	Blank canvas available for retail or office
26 N. 2 nd Street	690	\$ 1.00	Formally the local yogurt shop of the community
28 N. 2 nd Street	2,517	\$ 1.10	New Restaurant construction has been 80% completed Used to be the old Historic Rio Vista Post Office Have complete plans for completion Landlord willing to complete TI improvements based on duration and usage



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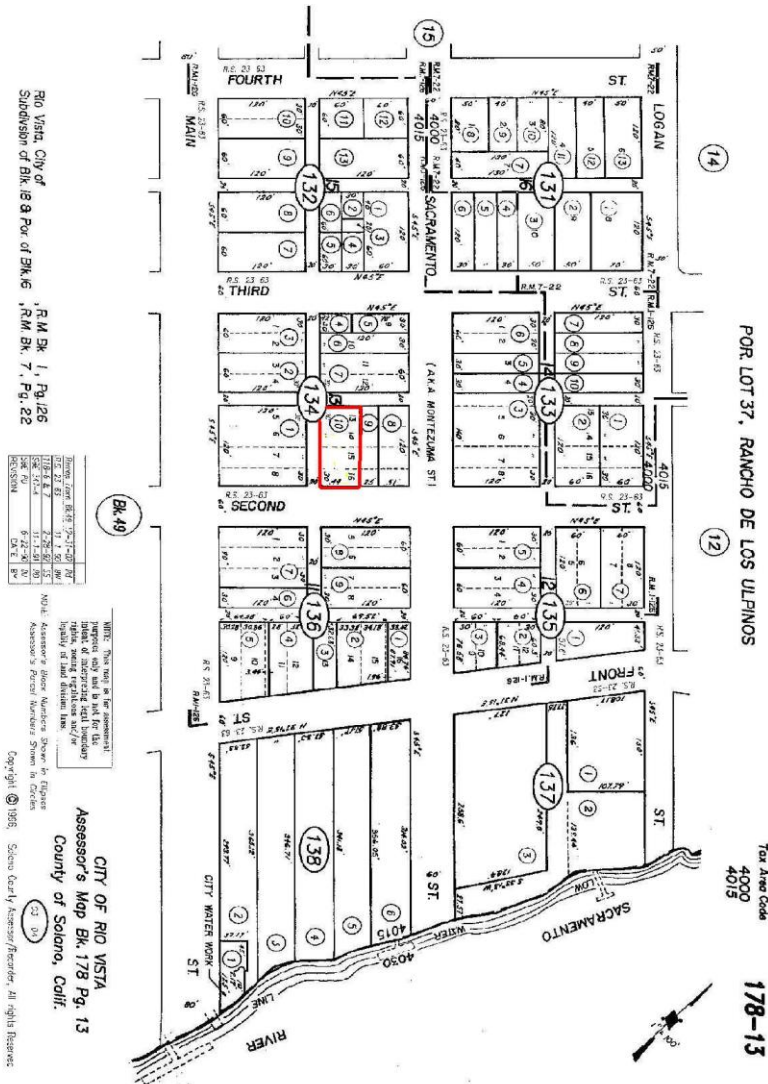
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Plot Map





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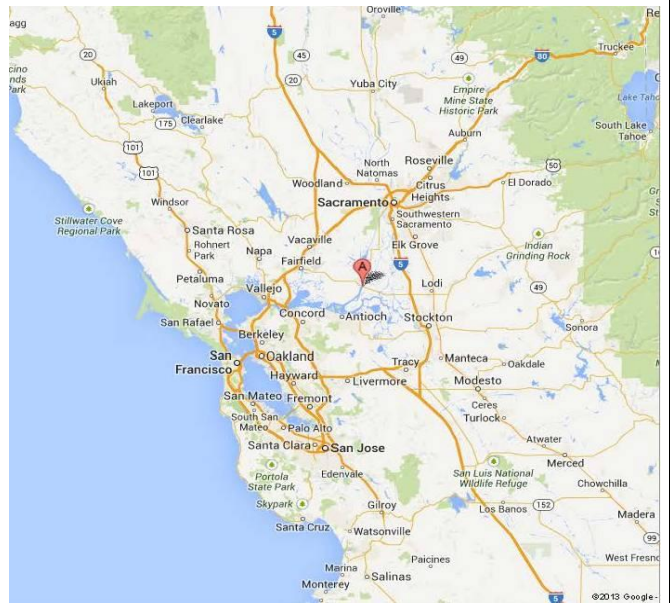
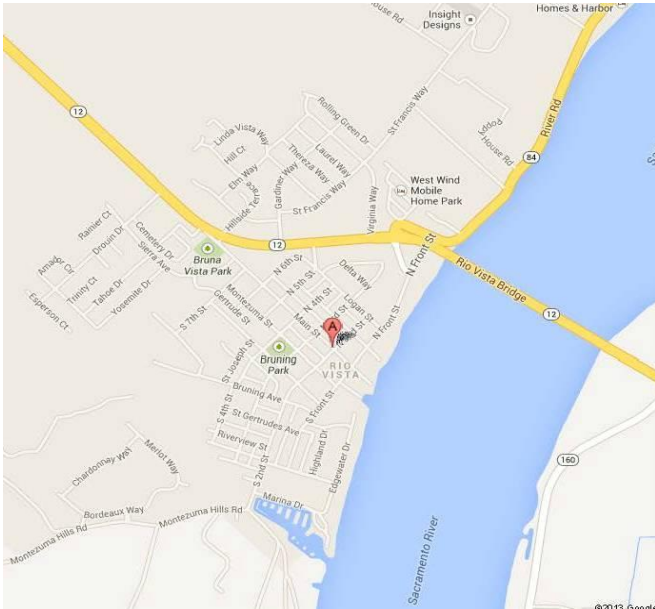
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Street Maps





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Aerial Location Photo

MAJOR RETAILERS & BUSINESSES



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