

Exclusive Offering Memorandum

Cedar House Restaurant Owner / User Opportunity

7511 Pacheco Pass Highway (Highway 156)
Hollister, CA



Investment Highlights

- Fully Equipped Restaurant, All FF&E Included
- Traffic Count: 50,000 cars per day
- 7,300± square-foot building
- 1.81 acres of land
- Zoned C2 - Many uses allowed
- Rear Patio / Garden Area
- Great for Outdoor Events / Weddings
- Central meeting point between the Central Valley and the Monterey Peninsula

*Exclusive
Investment Advisors*

Mark Sanchez
Senior Vice President
Local Market Expert
CA License No. 00988234

James Kaye
Senior Vice President
Colliers NNN Group
CA License No. 01052330

Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colliers International and should not be made available to any other person or entity without the written consent of Colliers International. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colliers International has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Colliers International has not verified, and will not verify, any of the information contained herein, nor has Colliers International conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.

Investment Advisors

Mark Sanchez

(408) 842-7000

msanchez@colliersparrish.com

CA License No. 00988234

James Kaye

(408) 282-3810

jkaye@colliersparrish.com

CA License No. 01052330

Silicon Valley Office
450 West Santa Clara Street
San Jose, CA 95113

Gilroy Office
8070 Santa Teresa Boulevard, Suite 220
Gilroy, CA 95020



Table of Contents

Property Overview	4
Property Photos	5-6
Property Maps	7-8
Parcel Map	9
Area Overview	10
Demographics	11-19



Property Overview

INVESTMENT SUMMARY

The Cedar House Restaurant represents an owner-user opportunity consisting of an approximate 7,300 square foot building plus a beautiful outdoor patio, on ± 1.81 acres of land. The property is situated on a busy, high-traffic intersection of Pacheco Pass Highway (Highway 156) in Hollister, California with approximately 50,000 cars per day passing by.

PROPERTY INFORMATION

Property Address:	7511 Pacheco Pass, Hollister CA
APN #:	016 020 056
Building Size:	7,300 SF \pm and Outdoor Patio
Parcel:	1.81 Acres \pm
Offering Price:	\$1,250,000
Price of Land/sq. ft.	\$15.85

INVESTMENT HIGHLIGHTS

- Fully Equipped Restaurant, All FF&E Included
- Traffic Count: 50,000 cars per day
- 7,300 \pm square-foot building
- 1.81 acres of land
- Zoned C2 - Many uses allowed
- Located on Highway 156
- Two Bar Areas & Pizza Oven
- Rear Patio / Garden Area
- Great for Outdoor Events / Weddings
- Central meeting point between the Central Valley and the Monterey Peninsula

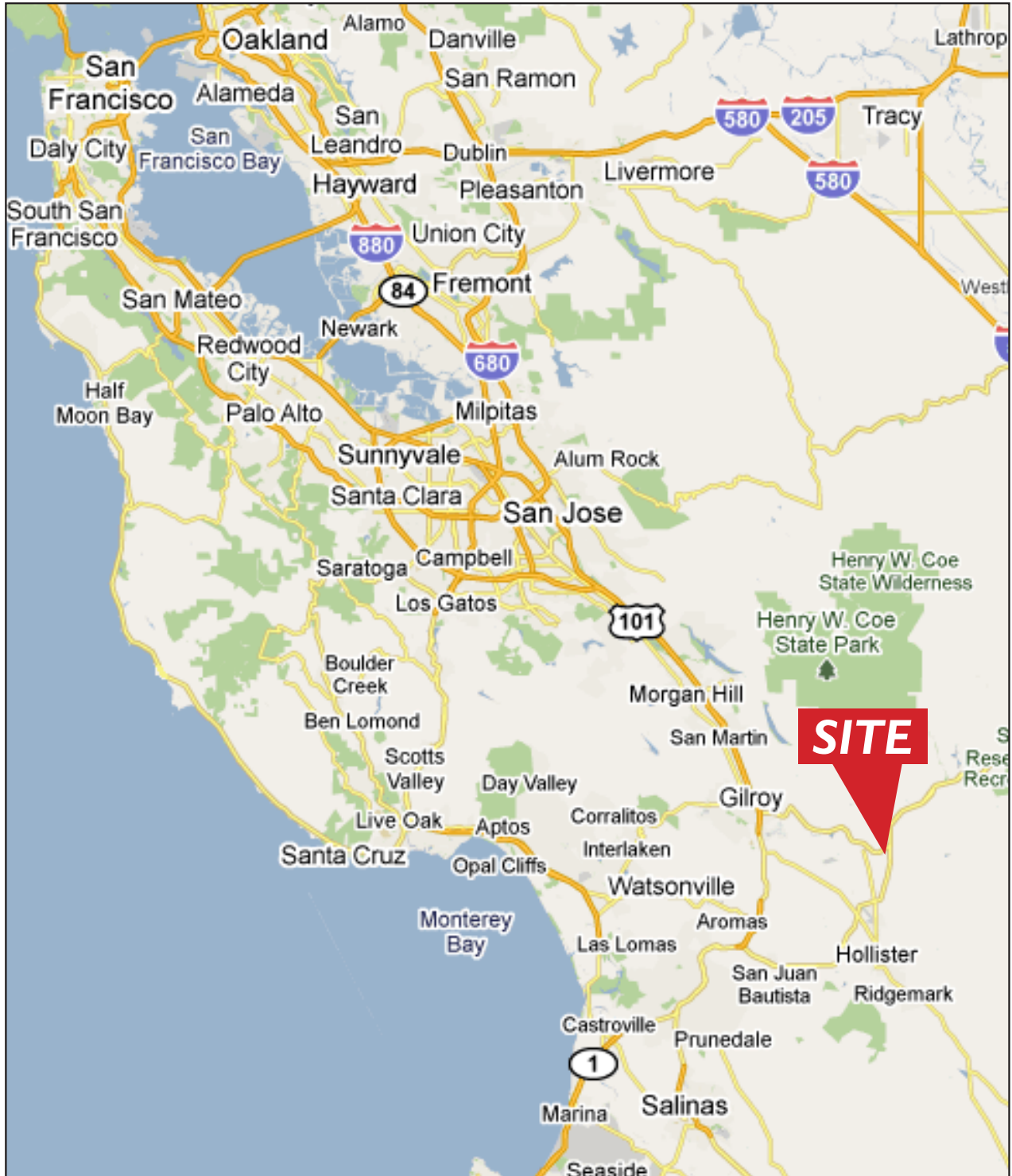


Property Photos





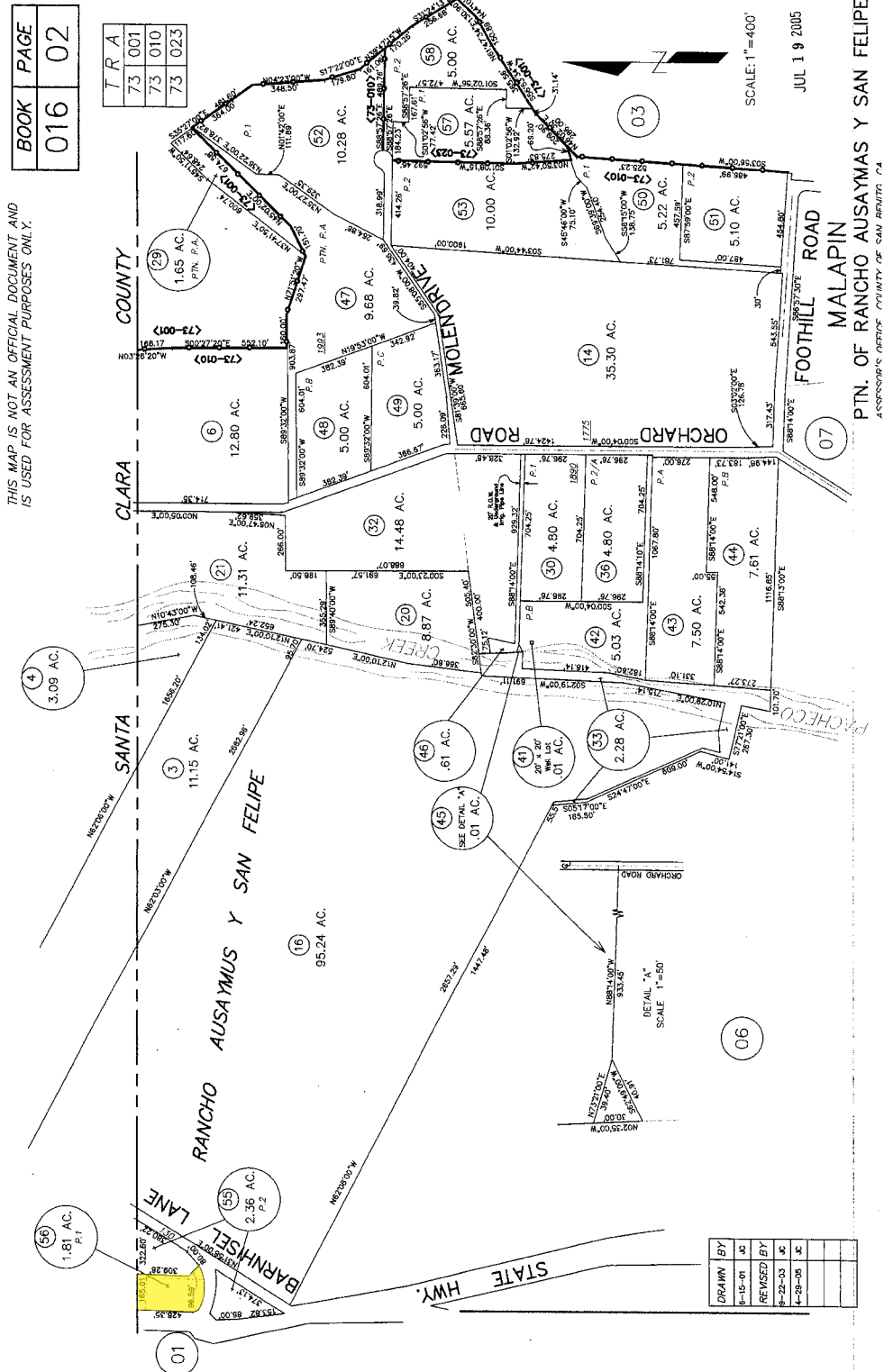
Property Map



Property Map



Parcel Map



Area Overview

We call it home! Hollister, a town with Central California independence and charm, was established by ranchers and farmers in 1872. Throughout Hollister's history, people who have settled here have talked of being fortunate to reside in such a remarkable community.

Hollister, while being one of the fastest growing communities in California during the past decade, still maintains the quality of living that has brought people here from around the world. Through natural disasters and tough economic times, the people of Hollister have shown resilience and a special pride in Community that is unsurpassed.

The land, like the people of Hollister, has strength and charm, far enough away from crowds to offer very competitive prices for undeveloped property, yet close enough to city conveniences to share a cosmopolitan atmosphere.

Located in San Benito County, Hollister is served by major California highways and has one of the few remaining executive airports in the country.

The City of Hollister, Hometown California, has a population of 36,000, and is located about 100 southeast of San Francisco and 40 miles east of Monterey. It has a blend of older and newer homes, tree lined streets, good schools, and numerous parks. The City of Hollister maintains its heritage of agriculture and cattle ranching ambiance while encouraging a new business to locate in Hollister by creating a business friendly environment. There are many recreational opportunities in and around Hollister, including Pinnacles National Park, Hollister Hills State Recreational Area, San Justo Reservoir, and Thousand Trails Campground.

Hollister is located in California's Central Coast region, between the Gavilan and Diablo Ranges of the Santa Cruz Mountains. Hollister is blessed with a temperate climate. Cool ocean air regulates the City's temperature resulting in warm summers and mild winters.

(Source: City of Hollister)

