

490 HIGHWAY 1, DAVENPORT, CA FOR SALE

WHALE CITY BAKERY, BAR & GRILL

~~\$2,900,000~~

Reduced to **\$2,100,000**



Property Highlights

- Iconic, highly successful restaurant, bar and bakery situated on prime scenic Highway 1 frontage in Davenport
- Building, adjacent parcel and business for sale
- Turn-key with all equipment and inventory included
- Plans for future expansion
- Large parking area and two outbuildings
- Future touristic/residential development plans for Davenport/Cemex Cement Plant
- 10 miles north of Santa Cruz and spectacularly situated close to a multitude of natural recreation areas
- 10 miles south of San Vicente Redwoods Land Trust project;
<https://www.landtrustsantacruz.org/our-plan-for-san-vicente-redwoods-spring2019>

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PROPERTY DESCRIPTION

490 Highway 1, Davenport CA

APNs	058-082-02 & 03
ADDRESS	490 Hwy. 1, Davenport, CA 95017
LOCATION	Prime frontage on scenic Highway 1
CURRENT USE	Restaurant, bar and bakery
ZONING	C-1 Commercial
PARCEL SIZE	Parcel 02: 8,809sf, Parcel 03: 8,874sf
IMPROVEMENT SIZE	2,494sf, Restaurant/Bakery plus two outbuildings
IMPROVEMENT DESCRIPTION	Full-service restaurant with 72 seating, 40 exterior patio seating, bakery counter
PARKING	20 spaces
YEAR BUILT	1956
BUSINESS	Contact Listing Broker
GROSS INCOME	
2018	\$2,445,419.69
2017	\$2,386,644.00
2016	\$2,198,287.03
AVERAGE	\$2,343,450.24



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EQUIPMENT LIST

490 Highway 1, Davenport CA

SEATS

- 22- 24"x30" mahogany dining tables
- 44- wooden chairs with red cushions
- 12- 32"x32" plastic outdoor patio tables
- 48- plastic outdoor patio chairs
- 12- custom made bar stools

EQUIPMENT

- 1- I Intertek 2 door reaching refrigerator
- 3- Avantco 2 door reaching refrigerators
- 3- Traulsen 2 door reaching refrigerators
- 2- Traulsen 2 door reaching freezer
- 1- small Bev Air beverage cooler
- 1- 2 door beer keg cooler with 6 beer handles
- 1- 3 door beer, beverage and glass cooler with shelves
- 1- True single door refrigerator
- 1- 6 drawer sandwich refrigerator
- 1- 3 door sandwich refrigerator
- 2- 2 door sandwich refrigerators w/ tabletop
- 1- True 4 ft bakery display refrigerator case
- 1- True 6 ft bakery display case
- 1- 12- 3 gallon capacity ice cream freezer
- 1- Manitowic 500 lb ice machine
- 1- Hobart 20 qt mixer
- 1- Hobart 40 qt mixer
- 1- Hobart 60 qt mixer
- 1- Omcan bread slicer
- 1- Rondo sheeter
- 1- Dahlen double rack rotating walk-in oven 63"x 91"x 84"
- 2- single rack rolling proofers
- 1- single rack rolling pre warming oven
- 2 full size kitchen exhaust fans
- 2- Hobart meat slicers
- 1- 4'x 8'x 2" maple bread table
- 1- 8' metal bread table w shelf
- 1- 36" x 60" maple bread table with sides for flour spillage
- 2- Holman rotating toasters

EQUIPMENT CONTINUED

- 2- 2 basket Pitco fryers
- 2- 36" Wolf broiler
- 1- Wolf 4 burner top with single oven
- 1- 6' Southbend griddle top with single oven
- 2- 2 hole 7 gallon soup steamers
- 2- food warmers
- 2- Curtis large tower air pot coffee brewers
- 1- Curtis 2 bin coffee grinder
- 1- Curtis hot water tower
- 2- 2 group Rio espresso machines
- 2- espresso grinders
- 1- full size 3 section pre dishwashing area stainless sink
- 1- 3 section bar stainless sink
- 1- 24 camera premium video system with remote wireless playback from multiple devices anywhere
- 1- 42" Samsung flat screen tv
- 1- 32" Insignia flat screen tv
- 1- ATM machine \$12000 capacity
- 1- premium sound system
- Full WiFi system
- 1- 20 kw electrical generator w automatic transfer switch capacity to run whole building
- 2- 72" Big Air ceiling fans
- 1- small drop safe
- 1- 20 ft metal storage container
- 1- 5 hp pressure washer
- 1- 75 ft electric plumbing snake
- 1- 10 ft extension ladder
- 1- 8 ft metal ladder
- 1- handmade wine rack
- 1- handmade bread case for top of bakery case
- Multiple metal shelves and racks
- Full compliment of pans, dishes and kitchen ware



PHOTOS

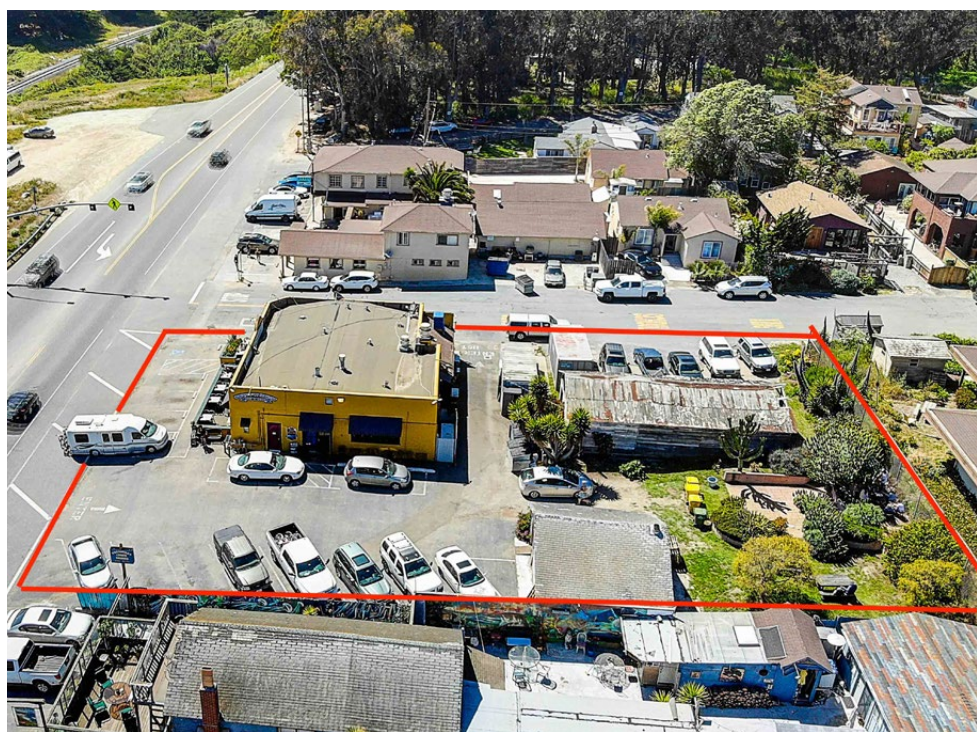
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PHOTOS

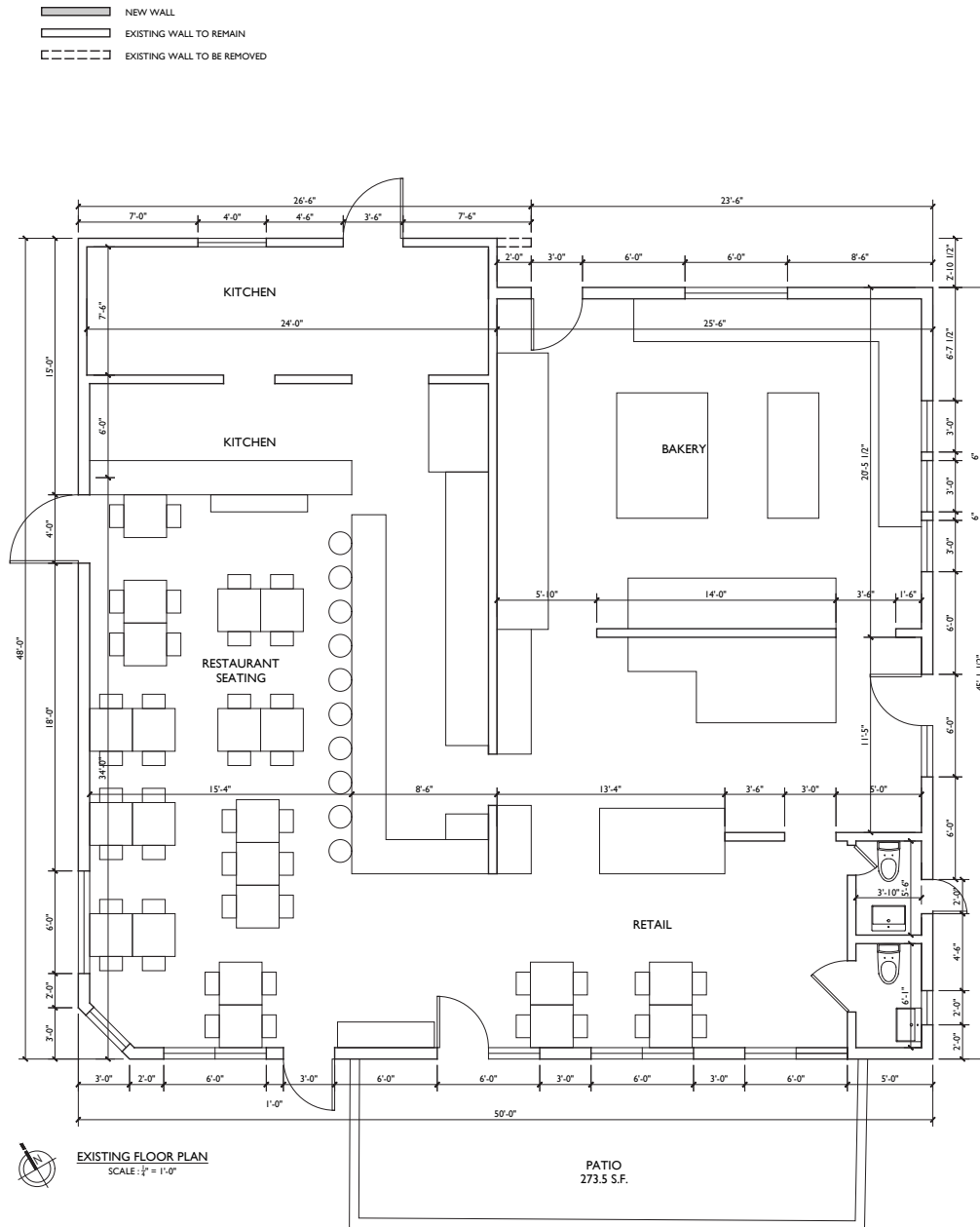
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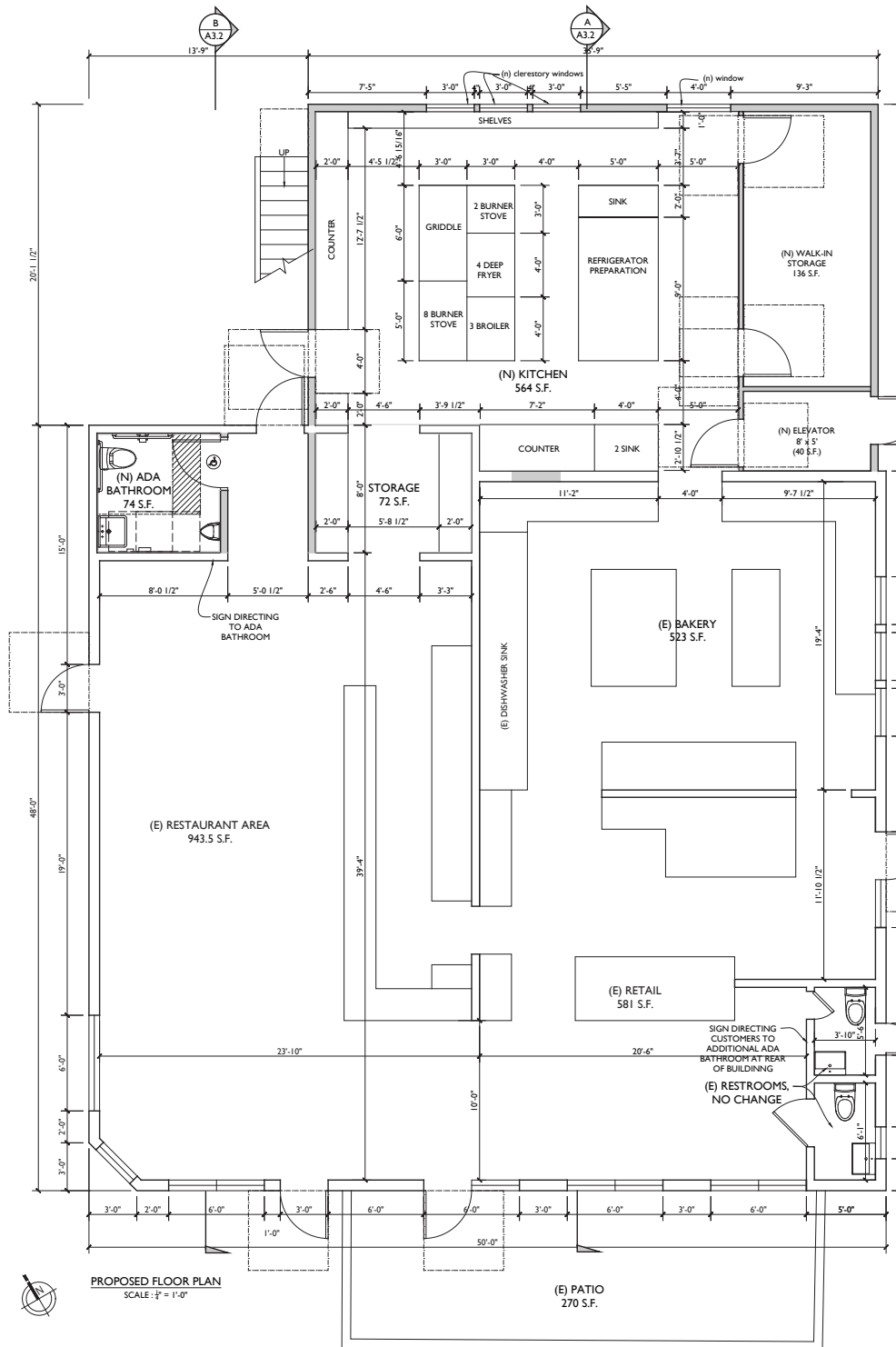
EXISTING FLOOR PLAN

490 Highway 1, Davenport CA



PROPOSED FLOOR PLANS

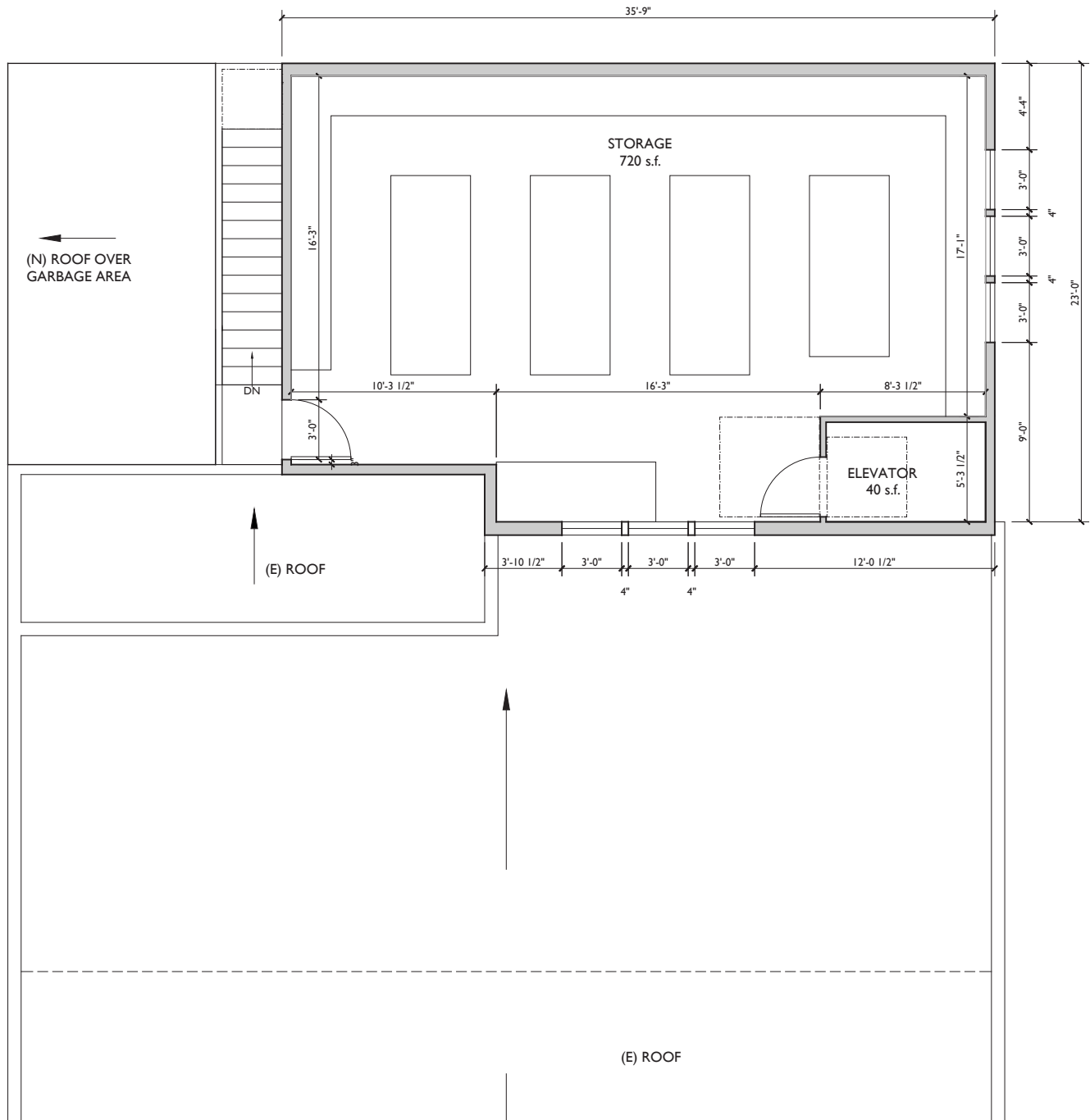
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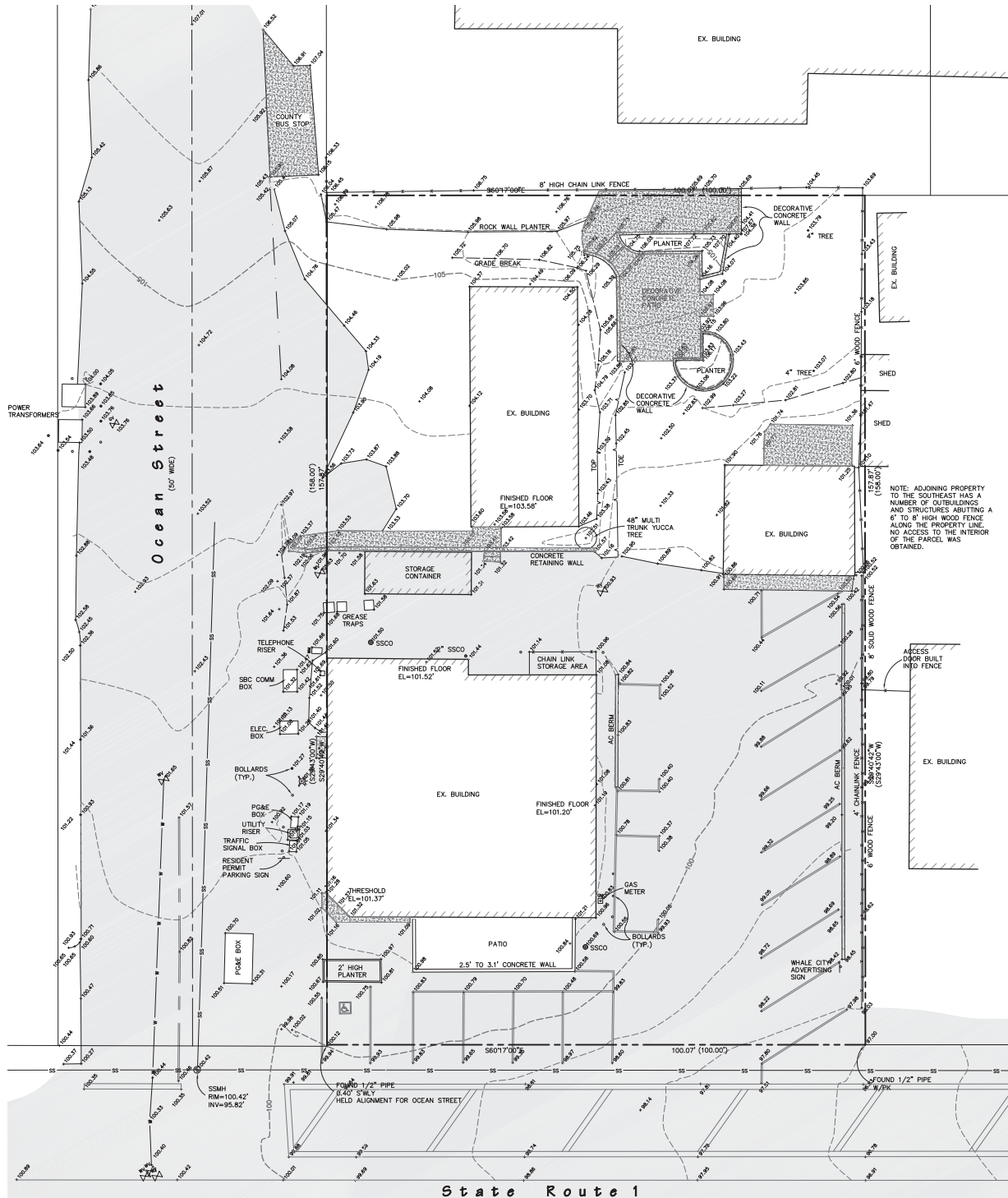
PROPOSED ROOF PLAN

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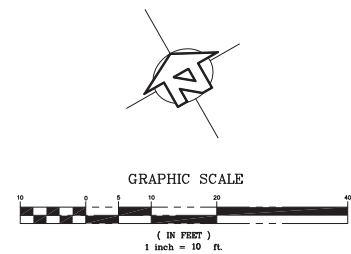
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SITE PLAN

490 Highway 1, Davenport CA



Legend

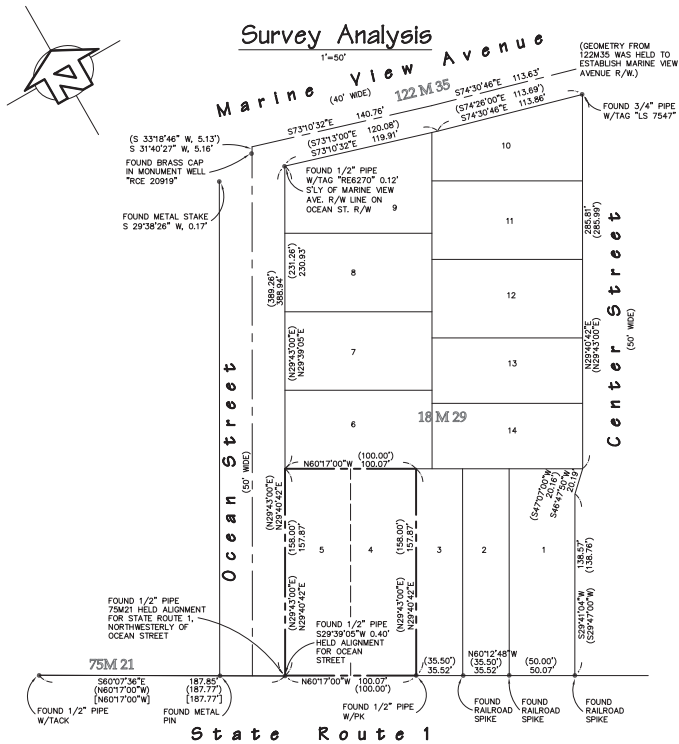
- MONUMENT FOUND AS NOTED
- ⊙ SAN. SEWER MANHOLE
- ⊙ FIRE HYDRANT
- () INDICATES RECORD DATA 18M29
- [] INDICATES RECORD DATA 75M21
- R&C RECORD & CALCULATED DATA
- W WATER VALVE
- WATER METER
- DRAIN INLET
- GAS METER
- STREET SIGNAGE
- SAN. SEWER CLEANOUT
- ASPHALT CONCRETE, AC (SHADED)
- CONCRETE
- GRADE BREAK
- SANITARY SEWER LINE
- FENCE

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF COAST ROAD (HIGHWAY 1), AS SHOWN ON THAT MAP FILED IN VOLUME 8 OF MAPS, AT PAGE 29, SANTA CRUZ COUNTY RECORDS.

BASES OF BEARINGS = S 60°17'00" E



REVISIONS	APPROVED
IIFLAND SURVEY Surveying - Mapping - GPS 303 Palomar Street, Suite 400, Santa Cruz, CA 95060 Tel 831.426.7941 Fax 831.426.6286	

Boundary and Topographic Survey for:	
Whale City Bakery & Cafe	
Address: 490 Hwy 1, Davenport, CA	

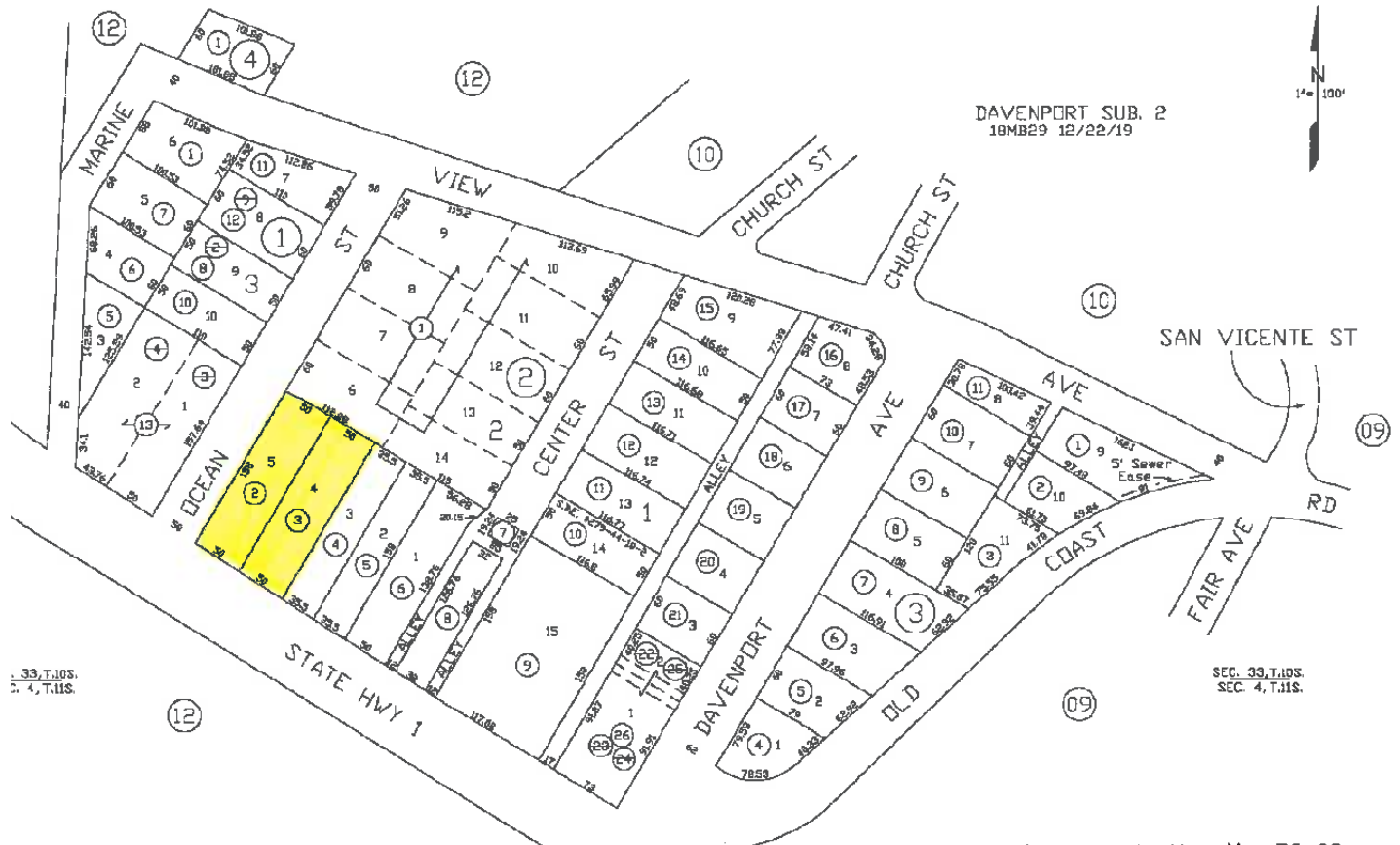
APN 058-082-002, 003	DATE 11/25/14	SCALE 1"=10'	VCL
SHEET 1	OF 1	SHEETS	



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PLOT MAP

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