

AVAILABLE FOR SALE
INVESTMENT | RESTAURANT

314 S. JOHNSON STREET
VISALIA, CA

Rosa's

ITALIAN RISTORANTE

The Cristallo Family

FAMILY OWNED SINCE 1962

For information, please contact:

Michael Porte

Senior Vice President

m 559-972-2421

mporte@pearsonrealty.com

CA RE Lic. #01075873

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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314 S. JOHNSON STREET

VISALIA, CA

PROPERTY INFORMATION

Availability:	3,410± SF
Year Built:	1941
Property	Currently Rosa's Restaurant
Zoning:	MU (<i>Mixed-Use</i>)
APN:	093-206-009 (<i>Tulare County</i>)

PROPERTY DESCRIPTION

This premier fine-dining commercial property features a highly successful, long-standing Italian restaurant with a deeply loyal local clientele. Located in Visalia's bustling Downtown District near City Hall and Kaweah Health Hospital, this premier restaurant property pairs an open dining room and private banquet bar with a massive, dedicated customer parking lot. Enjoy instant access to Highway 198, downtown merchants, and dense corporate traffic from the nearby Tulare County Offices. Current owners will possibly retain the Rosa's name.

HIGHLIGHTS

- Open front dining area optimized for high guest turnover. Seats 110 guests.
- Flexible event space designed to host lucrative private bookings.
- Full-service bar positioned perfectly to serve both spaces, includes liquor license.
- High-Density Development Potential100-Foot Vertical Limits: Flexible zoning supports mid-rise multi-story office construction.
- Zero-Setback: Maximizes footprint to optimize total buildable square footage.
- In-Lieu Fee Structure: Capitalizes on pre-built garages via structured parking fee options.



\$2,400,000
ASKING PRICE

314 S. JOHNSON STREET
VISALIA, CA

EXTERIOR
IMAGE



314 S. JOHNSON STREET
VISALIA, CA

EXTERIOR
IMAGE



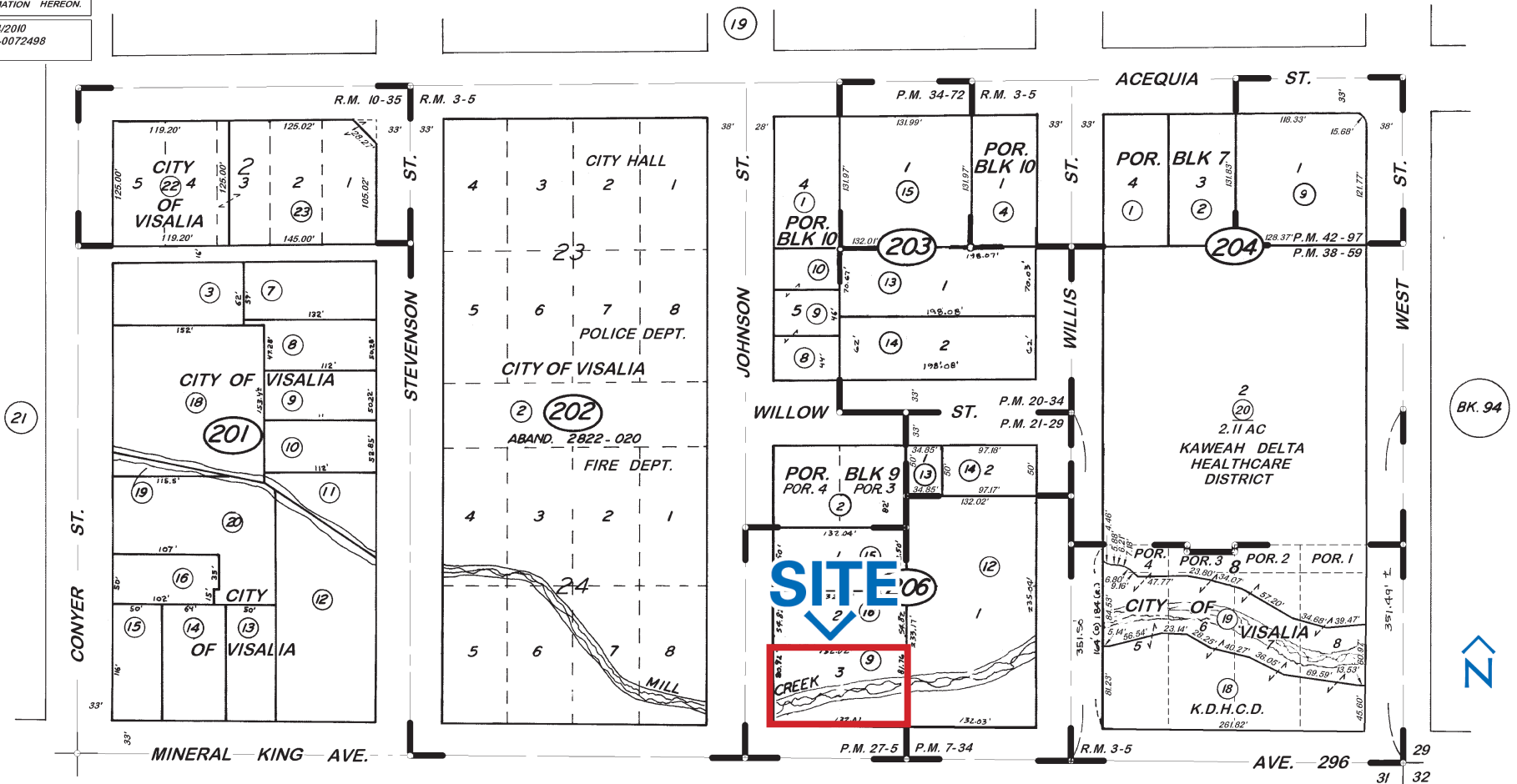
DISCLAIMER

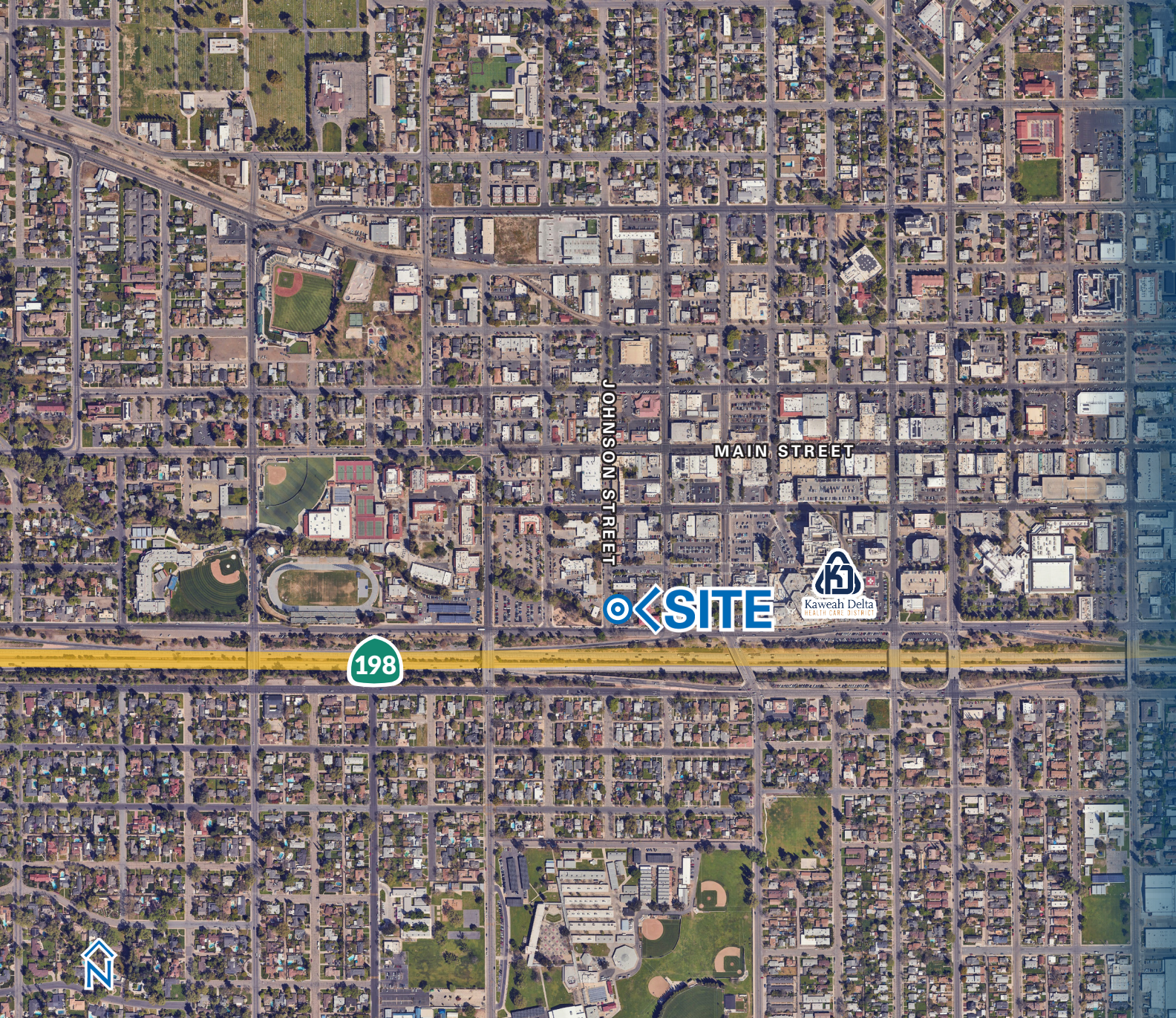
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
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OF THE INFORMATION HEREON.

REVISED: 02/24/2010
REASON: 2008-0072498
CAD TECH: JRS

SE 1/4 OF SE 1/4 SEC. 30, T.18S., R.25E., M. D. B. & M.

TAX CODE AREA 93-20
006 - 218
006 - 219





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