JUST LISTED

LHC FIRM COMMERCIAL

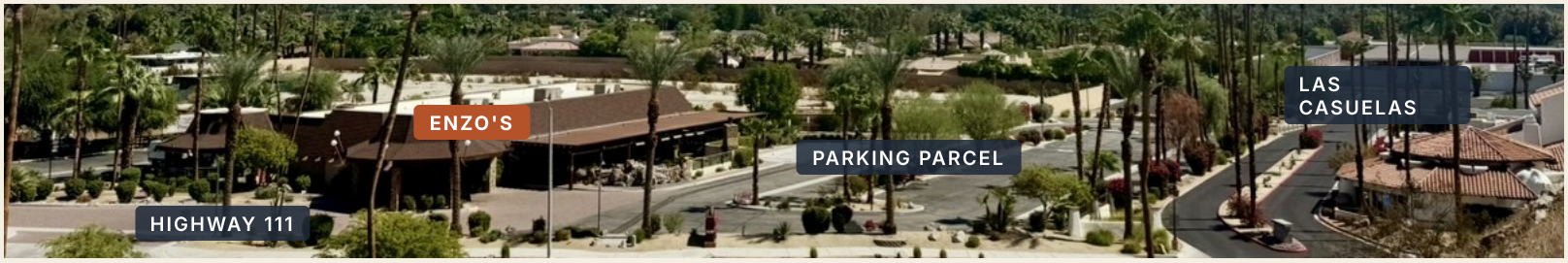
Enzo's Bistro & Bar

RESTAURANT ◆ BAR ◆ VENUE ◆ REAL ESTATE

70030 Highway 111 · Rancho Mirage, CA 92270

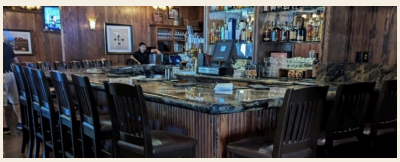
OFFERING PRICE

$7,995,000











A restaurant and venue in the heart of Rancho Mirage

Fee simple land and building offered with the Type 47 ABC license and all equipment and FF&E. The Enzo's name and branded furnishings are excluded, so a buyer brings its own concept. At ±12,300 SF, the building can run a full restaurant and a separate venue side by side, and the venue is already taking shape with an elevated stage built in — ready for an upscale dinner-and-show or comedy club concept.

BUILDING **±12,300 SF**	LOT SIZE **±1.9 AC · 2 parcels**	LAYOUT **Restaurant + Venue**
PARKING **Private + public**	ABC LICENSE **Type 47**	ZONING **C-G Commercial** **+ 2-Story Hotel Potential***

PROPERTY HIGHLIGHTS

- Real estate, Type 47 license, equipment and FF&E
- Room for a separate restaurant and venue
- Ready for the buyer's own concept and brand
- Elevated stage area already built in
- Full bar, dining room and patios
- Private banquet room with AV
- Private parking lot next to public parking
- Hotel/condo master plan, rooftop pool & bar*

RESTAURANT PERFORMANCE

Operating history available to qualified buyers under a signed NDA.

ATTENTION 1031 EXCHANGE INVESTORS

✓ 1031 Exchange Qualified**

Fee simple commercial real estate that can serve as like-kind replacement property. Identify it within your 45-day window.



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Information deemed reliable but not guaranteed; buyer to verify all square footage, licensing and financial information. All inquiries through the listing agents. Subject to prior sale, price change or withdrawal. *Conceptual; subject to City of Rancho Mirage approval. **Real property only; FF&E and the liquor license do not qualify as like-kind and are allocated separately. Consult your tax advisor and qualified intermediary.