

52 Soda Bay Road
Lakeport, CA 95453



OFFERING MEMORANDUM

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LAKEPORT

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CHRISTOPHER CASTELLI

Broker Associate

Mobile: 17074838493
castelli.realestate@gmail.com
License #: 01829626



REBECCA CASTELLI

Realtor

Direct: 7072172690
c21realtorbecky@gmail.com
License #: 02114588



CENTURY 21 EPIC

18983 Hartmann Road Suite 5
Hidden Valley Lake, CA 95467

Office: 4157987741
castellisellshomes.com

Built By: www.crebuilder.com





INVESTMENT SUMMARY

CENTURY 21 EPIC is pleased to present the exclusive listing for Lakeport Cinema 5 and Auto Movie Drive-In located at 52 Soda Bay Road, Lakeport, Ca 95453. Built in 1998, this property is comprised of 23,779 square feet of building space and sits on roughly 25.89 acres of land spread across four parcels.



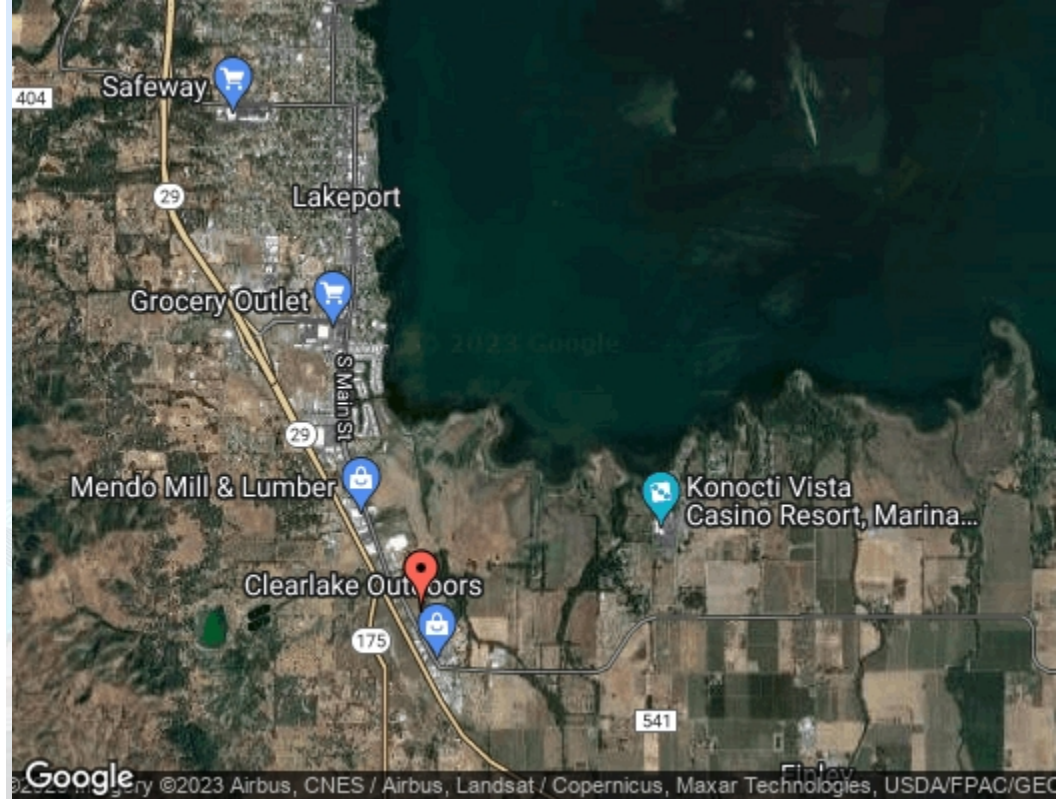
PROPERTY SUMMARY

Offering Price	\$1,750,000.00
Building SqFt	23,779 SqFt
Year Built	1998
Lot Size (acres)	25.89
Parcel ID	008-001-280-000
Zoning Type	COMMERCIAL
County	Lake
Coordinates	39.015162,-122.909368



PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility from HWY 29
- Ample parking available for shoppers and employees.
- 2022 Capital Expenditures include a roof replacement, new enhanced lighting, new carpeting and seats.
- Property is strategically located near downtown Lakeport with direct frontage on Soda Bay Rd. The opportunity is being offered for \$1,750,000.00.





LOCATION HIGHLIGHTS

- Located in an established commercial corridor that boasts many well-known brands, as well as smaller one-of-a-kind businesses.
- Excellent access, frontage and visibility.
- Close proximity to the City's new Lakefront Park.





TENANT PROFILES



Lakeport Cinema 5

The Cinema is approximately 18,620sqft with a 1919sqft mezzanine on 3.5± acres. The rental income is 21% of the admission revenue.



Auto Movie Drive-In

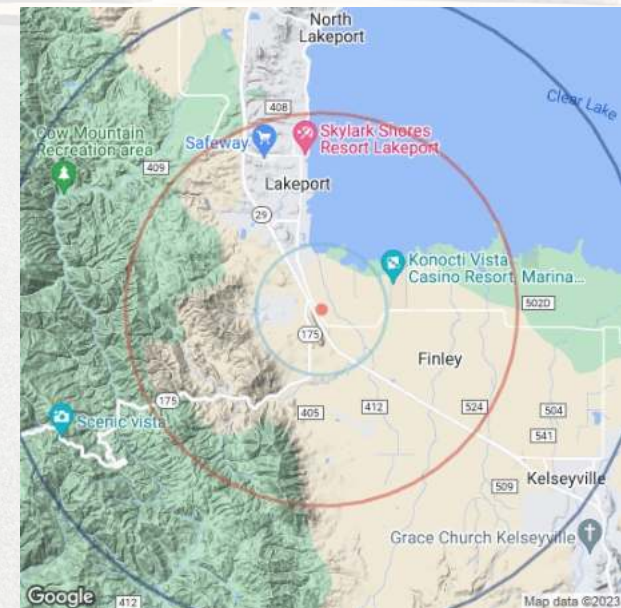
The Auto Movie Drive-In is one of the last few drive-in theaters in California. It is approximately 3240sqft which consists of a projection room, concession stand, and restrooms all situated on 8.1± acres. The rental income for this property is \$3000 per month.

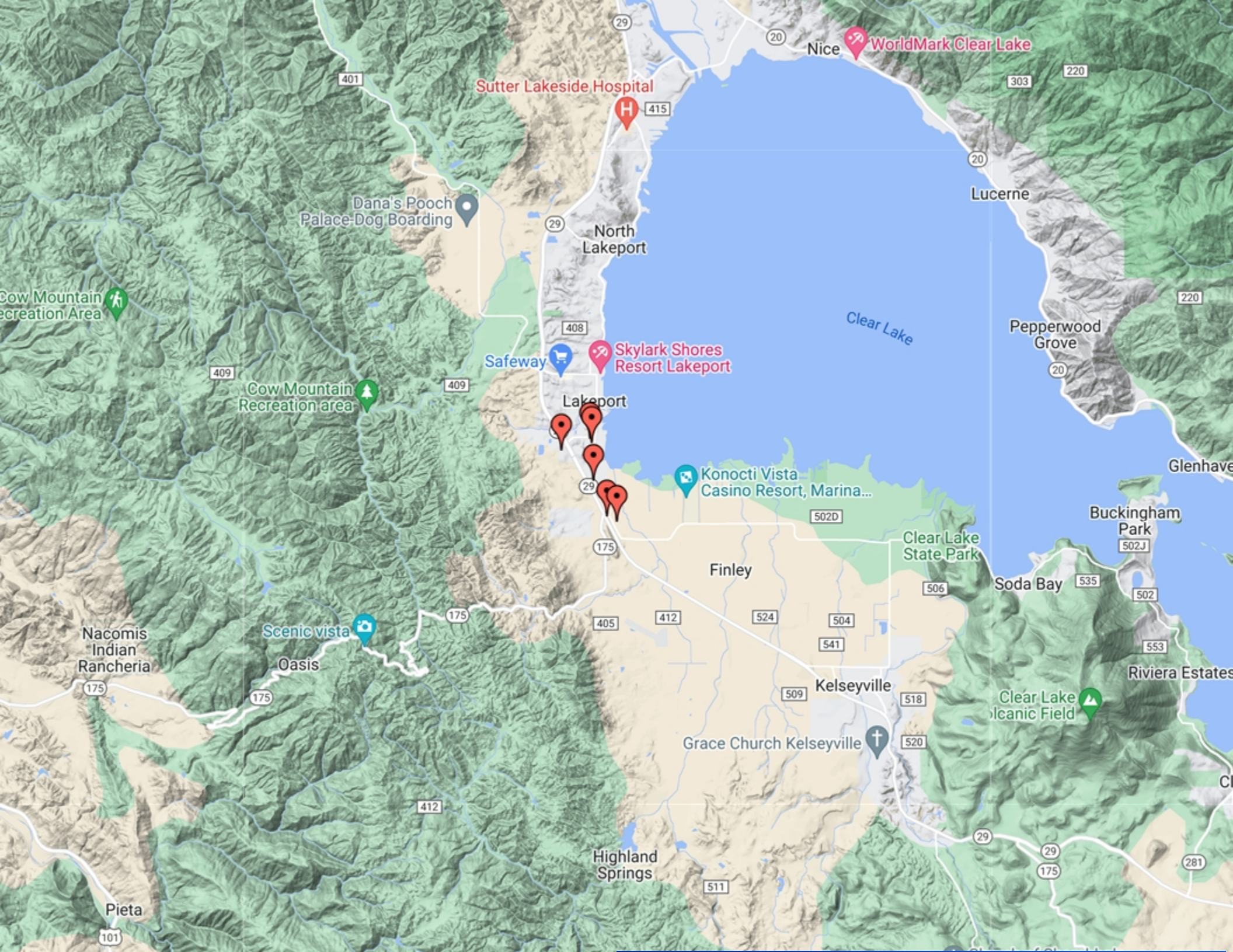
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	506	6,743	11,930
2010 Population	502	6,522	12,012
2023 Population	518	6,920	12,594
2028 Population	527	6,963	12,688
2023-2028 Growth Rate	0.35 %	0.12 %	0.15 %
2023 Daytime Population	802	10,628	15,420

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	192	2,634	4,560
2010 Total Households	199	2,674	4,769
2023 Total Households	230	2,957	5,146
2028 Total Households	234	3,000	5,218
2023 Average Household Size	2.1	2.25	2.38
2023 Owner Occupied Housing	148	2,011	3,405
2028 Owner Occupied Housing	150	2,040	3,455
2023 Renter Occupied Housing	82	946	1,741
2028 Renter Occupied Housing	84	960	1,763
2023 Vacant Housing	26	341	624
2023 Total Housing	256	3,298	5,770

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	46	478	699
\$15000-24999	15	136	198
\$25000-34999	15	152	429
\$35000-49999	18	192	455
\$50000-74999	45	435	911
\$75000-99999	30	433	640
\$100000-149999	25	389	721
\$150000-199999	10	313	476
\$200000 or greater	27	429	617
Median HH Income	\$ 59,493	\$ 78,837	\$ 70,575
Average HH Income	\$ 98,098	\$ 117,822	\$ 108,964





CITY OF LAKEPORT

COUNTY	LAKE
INCORPORATED	4/30/1888

AREA

CITY	3.2 SQ MI
LAND	3.1 SQ MI
WATER	0.1 SQ MI
ELEVATION	1355 FT

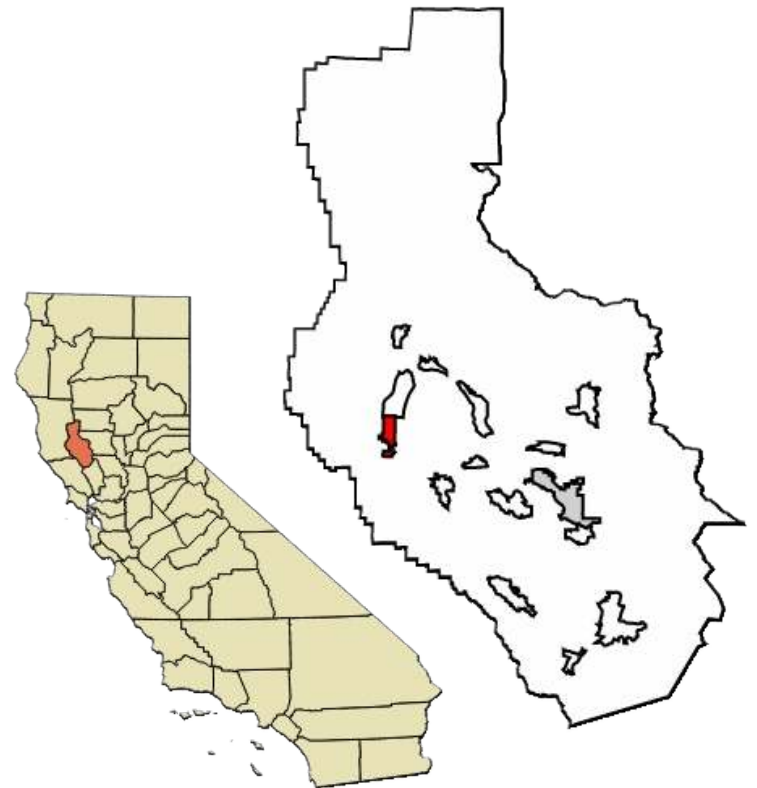
POPULATION

POPULATION	5,026
DENSITY	1,642.48 SQ MI



ABOUT LAKEPORT

Prior to being Incorporated in 1888, Lakeport actually dates back to the 1840's during the Gold Rush Era. Lakeport is Located approximately 125 Miles Northwest of Sacramento and 119 Miles North of San Francisco. Lake County consists of numerous towns and cities situated around California's largest freshwater lake.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CENTURY 21 EPIC and it should not be made available to any other person or entity without the written consent of CENTURY 21 EPIC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CENTURY 21 EPIC. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. CENTURY 21 EPIC 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, CENTURY 21 EPIC has not verified, and will not verify, any of the information contained herein, nor has CENTURY 21 EPIC 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CENTURY 21 EPIC ADVISOR FOR MORE DETAILS.

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CHRISTOPHER CASTELLI
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