



RESTAURANT BUILDING FOR SALE

\$1,850,000

PRICE

KELLY GADDIS
Kidder Mathews
425.450.1136
kelly.gaddis@kidder.com

GAVIN JOHNSON
Alpine Group
509.264.6960
gavin@alpinegroup.homes

MIA PONCE
Kidder Mathews
425.450.1137
mia.ponce@kidder.com

BROOK JOHNSON
Alpine Group
509.280.2848
brooke@alpinegroup.homes



*1,826 SF restaurant building
on a 9,450 SF lot downtown in
the bustling tourist destination
of Leavenworth, WA.*

Zoned Central Commercial, this zoning allows for the broadest of uses in the area including hotel or nightly rental, brewery, distillery, restaurant and retail. The restaurant features an unfinished second floor that offers upside in the popular nightly rental business. The double lot could be split off, redeveloped, or continued to be used as a restaurant with abundant outdoor seating.

1,826 SF
BUILDING

9,450 SF
LOT

CC
ZONING

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





Popular "Farm to Table" restaurant, Mana, in the heart of the Cascades known for its immersive dining experience and focus on sustainability. Located downtown in popular tourist destination, Leavenworth Washington. A top favorite with locals and tourists alike, Mana is booked out four nights of the week to capacity featuring farm to table and seasonally inspired cuisine. In a charming converted Victorian style house.

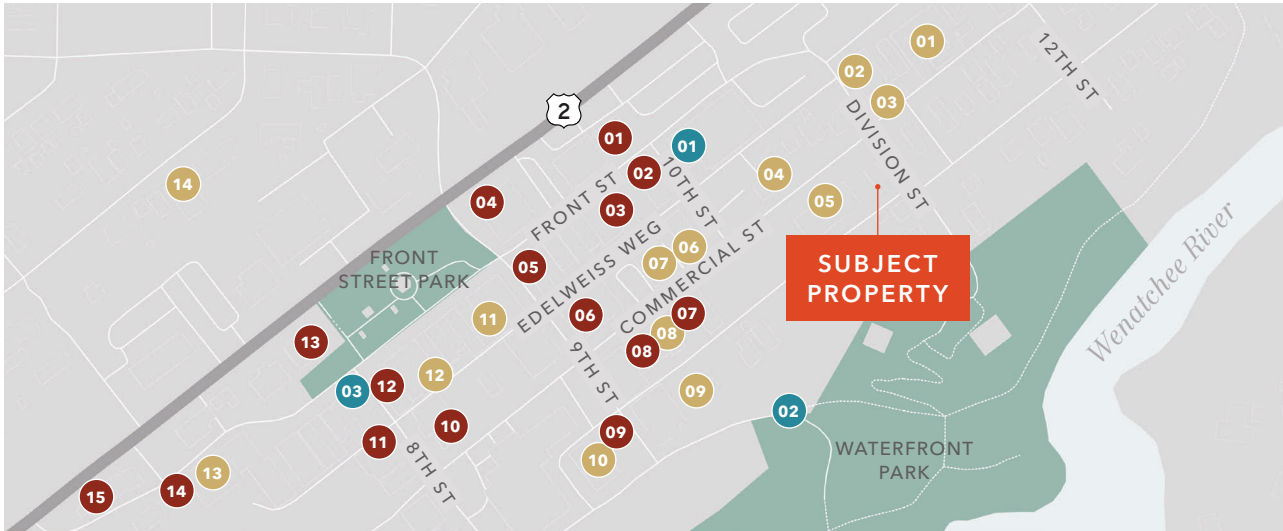
The restaurant has a cozy and tranquil atmosphere, designed to make diners feel connected to the natural world. The interior is thoughtfully decorated with elements that reflect the beauty of the surrounding area. Outdoor diners get their own private pod within the shaded tranquility garden, you will forget that Seattle is only two hours away.

Mana offers a multi-course tasting menu that aims to provide a connection to nature and the local environment. The dining experience is designed to be intimate and reflective, with a strong emphasis on the story behind each dish. The menu at Mana changes regularly to reflect the seasons and the availability of local ingredients. The dishes often feature foraged items, locally sourced produce, and ingredients that showcase the natural bounty of the Pacific Northwest.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





PROPERTY HIGHLIGHTS

\$1,850,000

Restaurant property

Type 1 hood

1,826 SF restaurant with unfinished 2nd floor

9,450 SF with outdoor seating

Zoned CC

Busy tourist destination

Upside potential

Potential to convert second floor to owner residence or increase income by converting to a vacation rental

Desirable Leavenworth Village location with more than 3 million tourists visiting each year

Market has very low vacancy and inventory of commercial properties

Strong local economy with low unemployment and high average household income

Diverse local economy with activities throughout the year including 26 festivals

HOTELS + LODGING

- 01 Evergreen Inn
- 02 Bavarian Mountain Suite
- 03 Snowcreek Suites
- 04 Leavenworth Village Inn
- 05 Hara House
- 06 Hotel Pension Anna
- 07 Obertal Inn
- 08 Mrs. Anderson's
- 09 The Suites on Main
- 10 LOGE
- 11 Der Matterhorn Suites
- 12 Alpen Dorf Pension

- 13 Hotel Leavenworth
- 14 Der Bear-Varian Inn

FOOD + DRINK

- 01 Starbucks
- 02 Icicle Brewing Co
- 03 Leavenworth Cider House
- 04 Bushel & Bee Taproom
- 05 Bären Haus
- 06 Crêpe Café Sisters
- 07 Bear Bear
- 08 Blewett Brewing Co

- 09 Doghaus Brewery
- 10 Louie's
- 11 Renaissance Café
- 12 Stein
- 13 Rhein Haus Leavenworth
- 14 Yodelin Broth Co & Beer Garden
- 15 Gustav's

ATTRACTIONS

- 01 Leavenworth Festhalle
- 02 Leavenworth Outdoor Center
- 03 Leavenworth Nutcracker Museum

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Leavenworth, Washington is a Bavarian style village, offering a little slice of Germany on the Eastern slopes of the Central Cascade Range.

Whether you're an outdoor enthusiast, or someone who enjoys shopping and the arts, Leavenworth has an abundance of activities for every type of person. The "Village," with its Tudor revival architecture, boasts many shops, tasting rooms, restaurants, and forms of entertainment.

Among the roughly 26 festivals per year, the annual Bavarian Christmas celebration is one of the largest Oktoberfest celebrations outside of Munich. With nearby mountains rising to over 9,000 feet and the Alpine Lakes Wilderness, the area offers adventurous opportunities including:

- Cycling and mountain biking
- Shopping and antiquing
- Rafting, kayaking, paddleboarding, and river tubing
- Skiing, snowboarding, and snowshoeing
- Rock climbing and mountaineering
- Swimming
- Camping
- Fishing

3.6M ANNUAL VISITORS

3,200 PEOPLE EMPLOYED BY LEAVENWORTH'S ECONOMY

1,238 HOTEL ROOMS IN LEAVENWORTH

60+ RETAIL SHOPS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	1,190	1,996	2,679
2010 CENSUS	1,086	1,852	2,505
2024 ESTIMATED	3,062	5,035	6,733
2029 PROJECTED	3,093	5,068	6,735

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$86,676	\$83,893	\$87,214
2029 MEDIAN PROJECTED	\$87,336	\$84,716	\$88,210
2024 AVERAGE	\$136,807	\$138,272	\$136,719
2029 AVERAGE PROJECTED	\$146,505	\$148,447	\$147,496

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	1,241	2,069	2,746
2029 PROJECTED	1,223	2,032	2,684
HOUSING UNITS OWNER-OCCUPIED	823	1,399	1,890
HOUSING UNITS RENTER-OCCUPIED	418	671	856



1033 COMMERCIAL ST

KELLY GADDIS

Kidder Mathews
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE

Kidder Mathews
425.450.1137
mia.ponce@kidder.com

GAVIN JOHNSON

Alpine Group
509.264.6960
gavin@alpinegroup.homes

BROOK JOHNSON

Alpine Group
509.280.2848
brooke@alpinegroup.homes

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

