
Turnkey Restaurant For Sale

SALTY'S RESTAURANT

Overlooking Puget Sound, this rare Redondo Beach property offers stunning views of the Sound, Olympic Mountains, and Maury Island sunsets. Just minutes from Tacoma, Seattle, and Sea-Tac Airport, Salty's at Redondo includes a cozy, turnkey waterfront restaurant and additional parcels for development – a prime opportunity with a tranquil, getaway feel.

28201 REDONDO BEACH DR S, DES MOINES, WA 98198

 **Kidder
Mathews**



Exclusively Listed by

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INVESTMENT SUMMARY



TURNKEY RESTAURANT ON REDONDO BEACH

ADDRESS	28201 Redondo Beach Dr S Des Moines, WA 98198
PARCELS	Parcel #720360-1695 (13,039 SF lot with 6,253 SF restaurant) Parcel #720360-1766 (11,213 SF lot) Parcel #720360-1765 (18,177 SF lots and a 3,321 SF office building)
RESTAURANT SIZE	6,253 SF
RESTAURANT DESCRIPTION	Turnkey full service waterfront restaurant and take-out window with additional parcels for parking, storage, office or development.
RESTAURANT SALES	Available upon request
PARKING	Approximately 80 surface parking stalls
DNR LEASE	None

\$7,900,000

PRICE



TAKE VIRTUAL TOUR



LOCATION OVERVIEW



SALTY'S IS *STRATEGICALLY LOCATED IN* DES MOINES, WA

Des Moines, Washington, is a charming coastal city nestled along the eastern shore of Puget Sound, offering residents scenic views and a tranquil suburban atmosphere.

With a population of around 33,000, Des Moines is known for its picturesque waterfront, featuring Des Moines Beach Park, a popular marina, and stunning vistas of nearby islands and the Olympic Mountains. The city's proximity to both nature and urban centers makes it a desirable place to live for those who want a peaceful setting with easy access to big-city amenities.

25

MINUTES
TO SEATTLE

22

MINUTES
TO TACOMA

20

MINUTES TO
SEATAC AIRPORT

DES MOINE HIGHLINE COLLEGE

KIDDER MATHEWS

LOCATION OVERVIEW

Located about 20 miles south of downtown Seattle and 13 miles north of Tacoma, Des Moines is ideally situated for those who need to commute to either city. Major highways like Interstate 5 provide quick access to Seattle's bustling work environment, cultural attractions, and entertainment options, as well as Tacoma's growing arts scene and historic landmarks. The city is also just a few miles from Seattle-Tacoma International Airport (Sea-Tac), one of the Pacific Northwest's busiest travel hubs, making domestic and international flights convenient for residents.

Des Moines offers the best of both worlds: close proximity to vibrant urban life and a peaceful suburban community surrounded by natural beauty. The city's parks, including the expansive Saltwater State Park, feature beaches, forests, and hiking trails, making it a haven for outdoor enthusiasts. Additionally, Des Moines fosters a strong sense of community with local events, farmers' markets, and recreational activities, creating a welcoming environment for families and individuals alike. Whether for its stunning waterfront, outdoor opportunities, or access to Seattle and Tacoma, Des Moines stands out as a desirable place to live and visit.

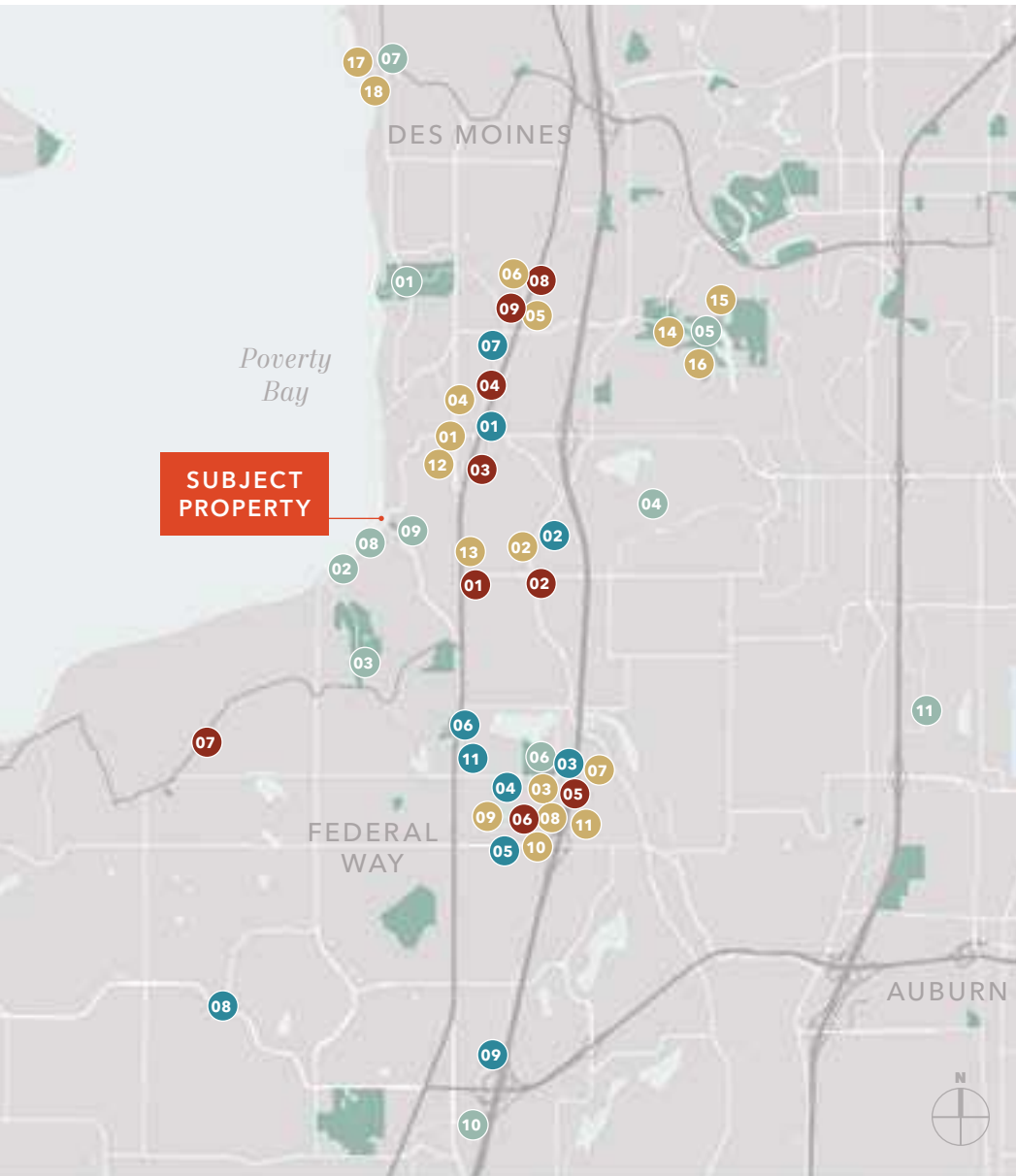
REDONDO BEACH

Known for its charming boardwalk, sandy beach, and tranquil atmosphere, Redondo Beach is a popular spot for locals and visitors alike. The area offers stunning views of the water, Mount Rainier, and nearby islands, making it an ideal destination for leisurely strolls, beach activities, and sunset watching. It also features a small pier, boat launch, and several nearby eateries, giving it a laid-back, seaside feel.



DES MOINE, WASHINGTON

LOCATION OVERVIEW



EAT + DRINK

- 01 Jack in the Box
- 02 Subway
- 03 Chick-fil-A
- 04 Taco San Juan
- 05 Mazar Cuisine
- 06 El Rinconsito
- 07 Pho Bach's Vietnamese
- 08 California Burrito Taco Shop
- 09 Village Inn
- 10 Panda Express
- 11 Ezell's Famous Chicken
- 12 Emerald II Thai Cuisine
- 13 Andalucilla Restaurant
- 14 Duke's Seafood Restaurant
- 15 Maggie's on Meeker
- 16 Mama Stortini's Restaurant
- 17 Anthony's
- 18 Wally's Chowder House

GROCERY & RETAIL

- 01 Safeway
- 02 Valley Harvest Intl Market
- 03 Walmart
- 04 Best Buy
- 05 Safeway
- 06 Dollar Tree
- 07 Grocery Outlet

GROCERY & RETAIL CONT.

- 08 Fred Meyer
- 09 Costco Wholesale
- 10 Total Wine & More

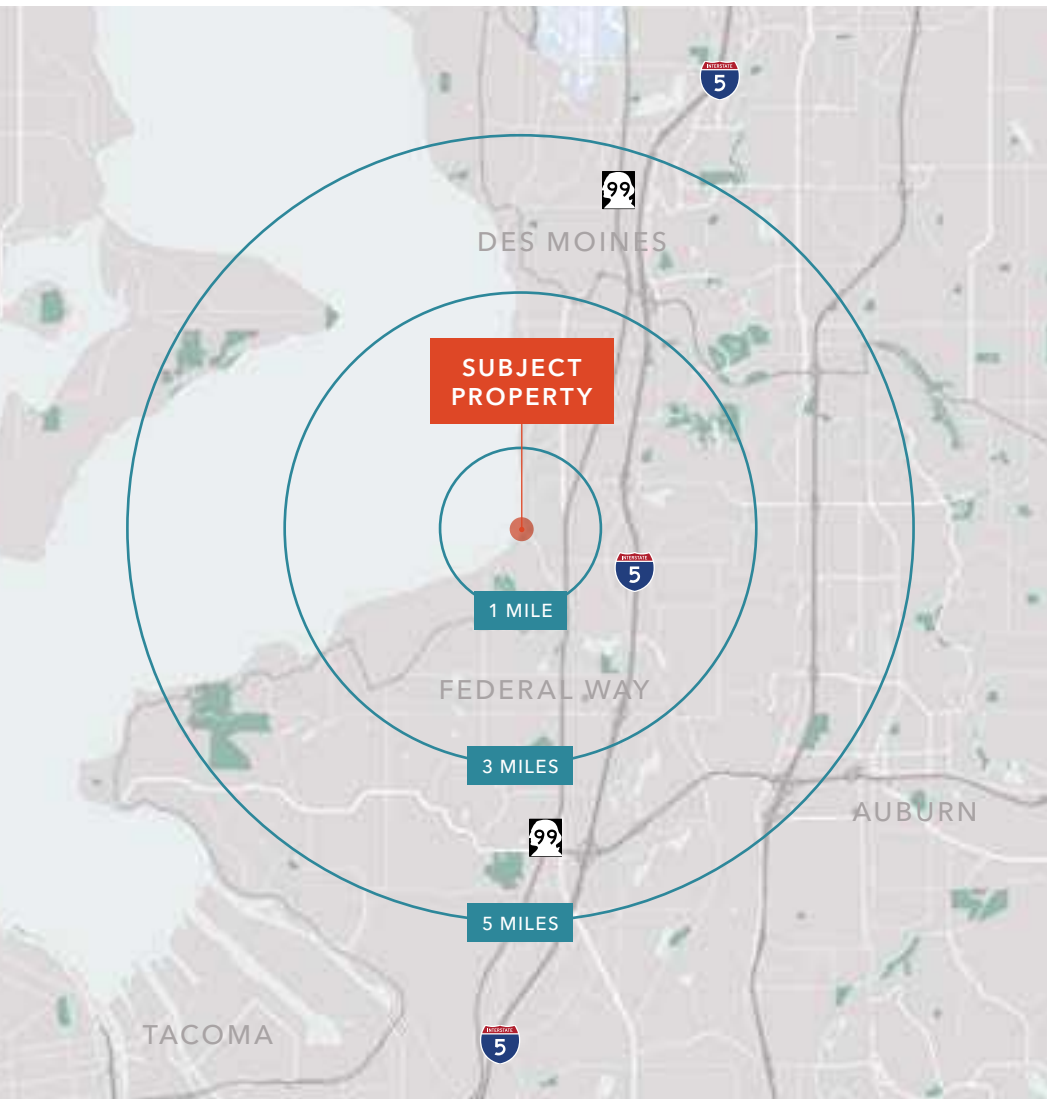
ATTRACTIONS

- 01 Saltwater State Park
- 02 Seattle World's Fair Bubbleator
- 03 Powells Wood Garden
- 04 Bingaman Pond Natural Area
- 05 Lake Fenwick Park
- 06 Steel Lake Park
- 07 Des Moines Beach
- 08 MaST Center Aquarium
- 09 Wooton Park
- 10 Wild Waves Theme Park
- 11 Emerald Downs

CAFFEINE

- 01 Starbucks
- 02 JSE Coffee
- 03 Dutch Bros Coffee
- 04 Starbucks
- 05 Cafe Seoul
- 06 Poverty Bay Cafe
- 07 Starbucks
- 08 Ladybug Espresso
- 09 Gravity Coffee

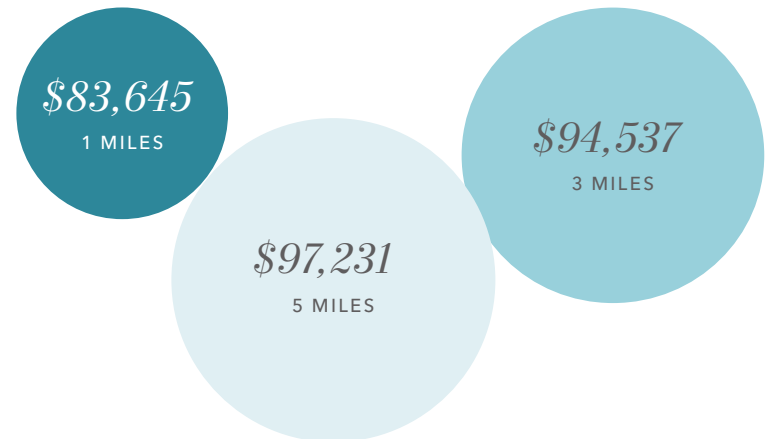
DEMOGRAPHICS



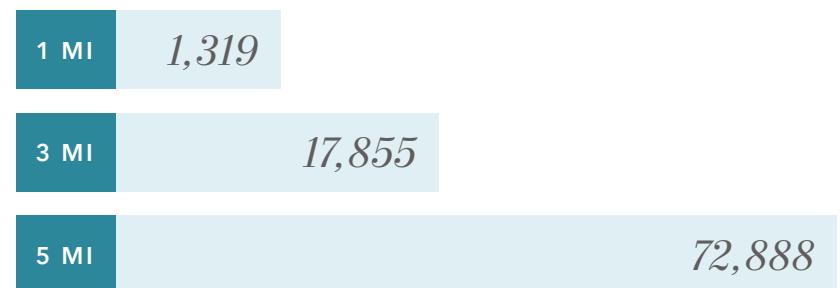
POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2024)	12,130	91,432	205,769
PROJECTED POPULATION (2029)	11,788	90,127	204,537
TOTAL HOUSEHOLDS	4,656	33,841	76,653

AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

PROPERTY PROFILE

Section 03

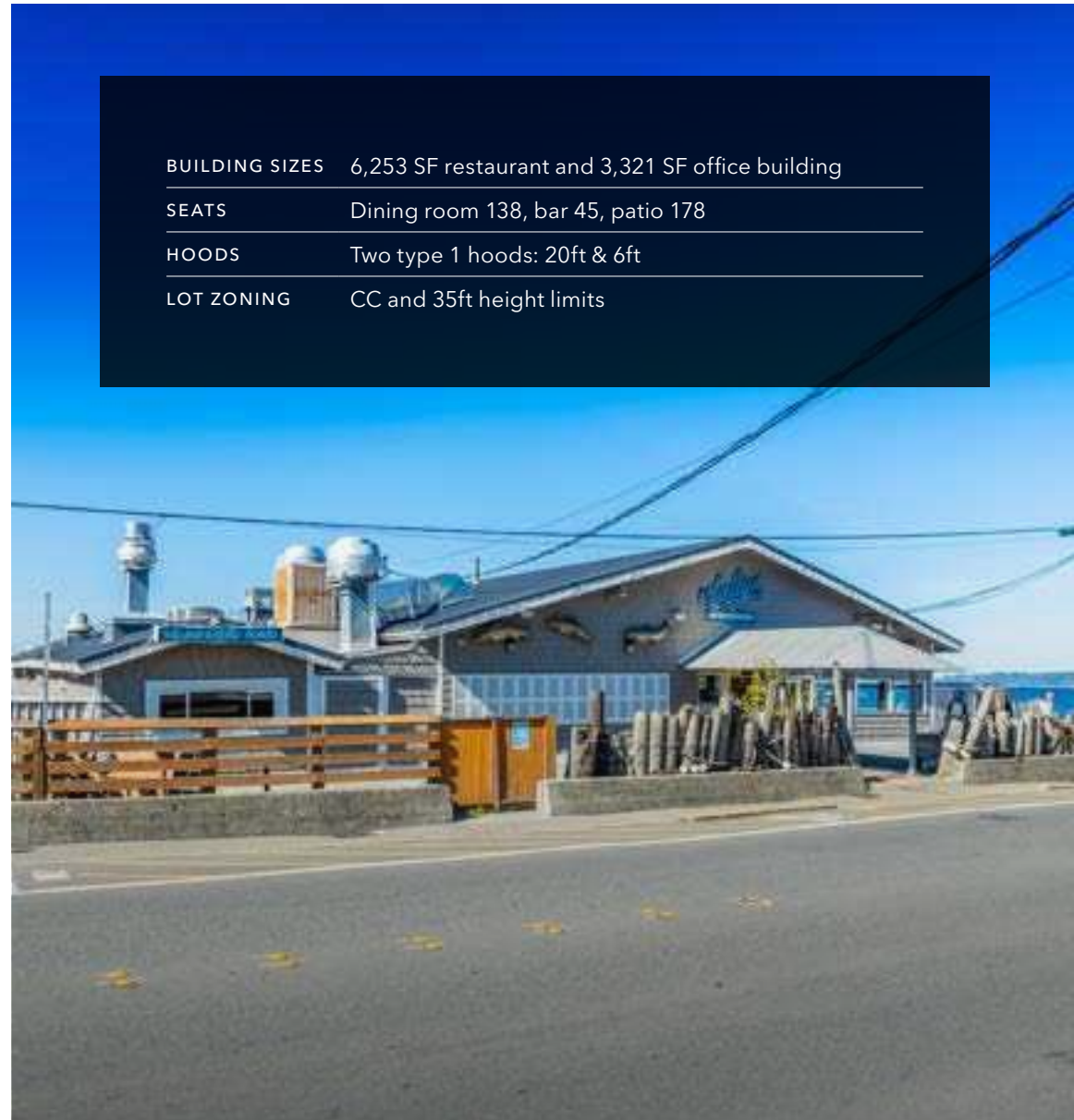
This restaurant property at Redondo Beach is situated on the waterfront in Des Moines, Washington, offering stunning views of Puget Sound, Maury Island, and the Olympic Mountains.

This restaurant property at Redondo Beach is situated on the waterfront in Des Moines, Washington, offering stunning views of Puget Sound, Maury Island, and the Olympic Mountains. The scenery creates a serene, almost majestic atmosphere, where diners can enjoy a front-row seat to the changing tides, vibrant sunsets, and the occasional sailboat drifting by. On clear days, the view of the mountains adds a breathtaking backdrop to the dining experience.

The neighborhood around Salty's is quiet and laid-back, known for its small-town charm and proximity to the water. Redondo Beach itself is a peaceful community, offering scenic walking paths along the shore, and a pier popular for fishing and sunset strolls. This tranquil seaside setting makes it a relaxing escape from the busier city life of nearby Seattle.

The full service restaurant features a large wrap around deck that seats 178. Inside, the dining room seats 138 with 45 additionally at the bar. The kitchen boasts a 20 foot type 1 hood and a ton of refrigeration with a large prep and service area. A secondary kitchen with a 6 foot type 1 hood with walk up take-out window perfect for a quick serve concept. That features a small street side patio.

The two parcels across the street totaling 29,390 sf are currently used as parking and an office/bakery however previously were an apartment and are zoned CC with a height limit of 35 ft.. with potential for redevelopment. There is no DNR lease of the beach or tidelands and, in addition, the purchase includes a signage easement at NW corner of 270th and 15th Ave S.



BUILDING SIZES	6,253 SF restaurant and 3,321 SF office building
SEATS	Dining room 138, bar 45, patio 178
HOODS	Two type 1 hoods: 20ft & 6ft
LOT ZONING	CC and 35ft height limits



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