

13300 BIG BASIN WAY

FOR SALE

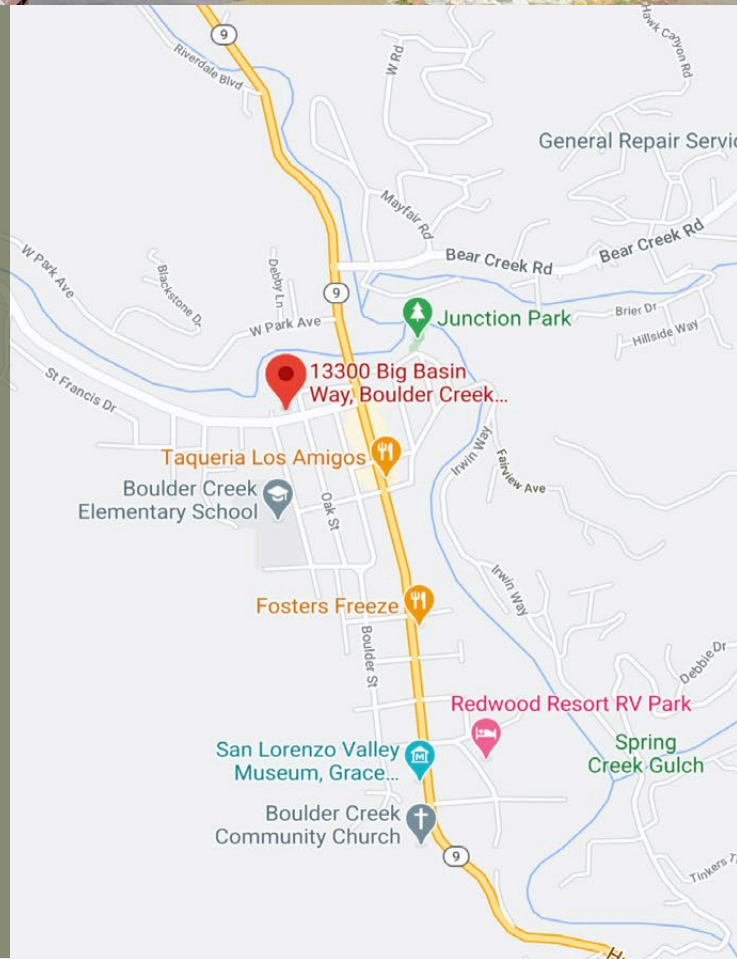
BOULDER CREEK, CA

\$2,700,000



Property Highlights

- 27,486 Sq. Ft. lot
- 10,000 +/- sq. ft. Commercial Restaurant Building consisting of main dining room, outside patio seating, banquet room, wine room, bar/lounge, piano area, extensive kitchen and upstairs offices (former old hotel).
- Landmark restaurant and bar business in Boulder Creek. Rare opportunity!
- \$3,500,000 - includes Business, Type 47 Liquor License and Real Property
- Non-Disclosure required for release of any and all information



Information presented in this proforma was provided by the Seller. Russell E. Gross Real Estate, Inc. makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



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PROPERTY DESCRIPTION

13300 Big Basin Way, Boulder Creek CA



The building housing Scopazzi's restaurant has a long and interesting history. In June of 1915, Joe Locatelli laid the foundation for a new hotel on Big Basin Highway in Boulder Creek. It first opened as a boarding house, the Italia Hotel, for use by the loggers working the surrounding hillsides.

The opening of a movie studio in Boulder Creek in the same year brought many people to the town, and the hotel prospered along with the movie business. The hotel was frequented by many of the stars of the time, including Wallace Beery, Tom Mix, Henry Fonda and Mary Pickford.

During prohibition it became a well-known place to sample the output of the local stills. In the early '20s the movie business wound down, but with the increasing popularity of the Big Basin State Park, the Locatellis changed the emphasis to a travelers hotel. The redwood dining room was opened in 1924 and the establishment renamed Locatelli's Inn.

In 1955 the Locatellis sold the property to the Scopazzis, a family with deep roots in the Bay Area restaurants scene. While no longer offering accommodations, they added the lounge bar to the building. The restaurant was operated by the senior John 'Nono' Scopazzi.

In 1986, the restaurant business and the name were sold to the present owners. After 35 plus years operating Scopazzi's Restaurant, they would like to retire.

After nearly 100 years, Scopazzi's continues to offer the finest Italian restaurant in the area, with an extensive wine list and a full lounge bar. Banqueting facilities are available for up to 200 people.



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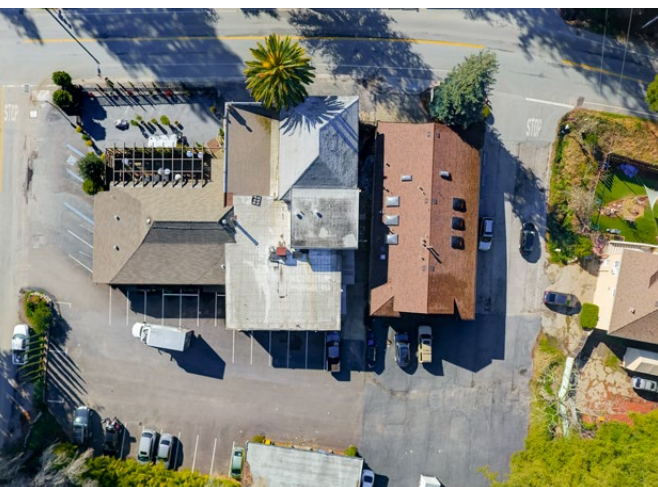
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AERIAL PHOTOS

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INTERIOR PHOTOS

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