

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION

PROFICIENCY

PROVEN RESULTS



The Cooler, Tap & Tasting Room

4466 CA-78, Julian, CA 92036

Property Highlights

Available for \$125,000

Rare business and lifestyle opportunity to own and operate an established Craft Beer Tap & Tasting Room – The Cooler! One of the premier businesses featured in The Julian Station in Wynola, the heart of apple country and the gateway to the Historic Town of Julian. Built into a 1930s apple cooler, this local tavern is known as a favorite backcountry music and entertainment venue with warm hospitality, comfortable rustic indoor/outdoor spaces, and a great place to enjoy local artisan beer, hard cider, wine, and craft drinks.



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For more property info:
RedHawkRealty.com
800.371.6669



The Cooler, Tap & Tasting Room



- ◆ Rare business and opportunity to expand and optimize the existing business
- ◆ Local tavern known as a favorite backcountry music and entertainment venue
- ◆ Comfortable rustic indoor/outdoor spaces in a beautiful, picturesque setting in the San Diego County mountains
- ◆ Prime location ~ a popular backcountry destination and local hangout
- ◆ Conveniently located with ample paved parking



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The Cooler, Tap & Tasting Room

Address: 4466 CA-78, Julian, CA 92036

Valuable Type 42 Beer & Wine liquor license, merchandise, equipment, furniture and fixtures to convey with acceptable offer.

License Type 42 - On-Sale Beer & Wine - Public Premises

(Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.

<https://www.abc.ca.gov/licensing/license-types/>

Links:

<https://www.thecooler.cool/>

<https://www.facebook.com/julianbeercooler/>

For more information on The Cooler, Scan the below QR code:



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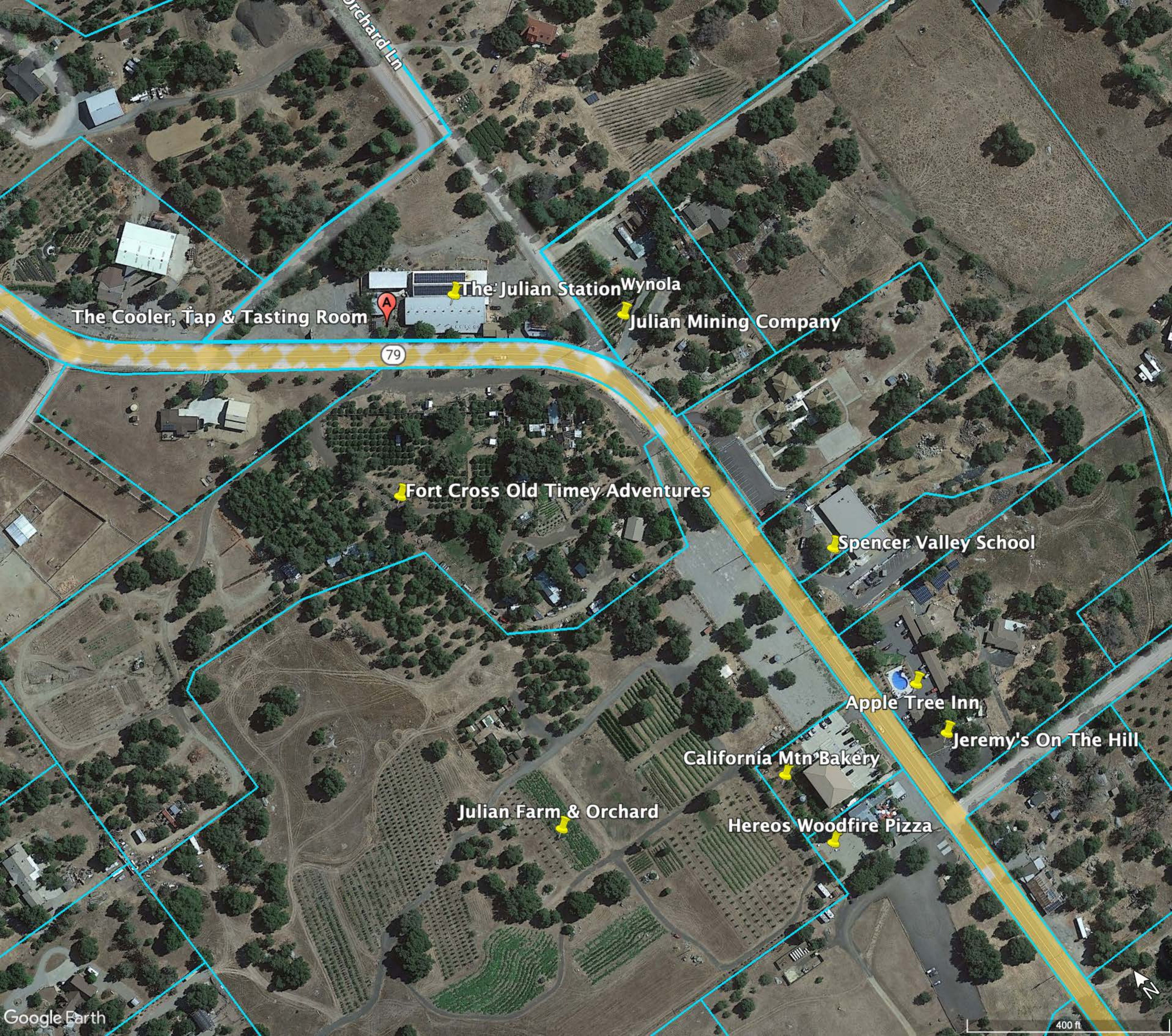


The Cooler, Tap & Tasting Room

Orchard Ln

79





Orchard Ln

The Cooler, Tap & Tasting Room



79

The Julian Station Wynola

Julian Mining Company

Fort Cross Old Timey Adventures

Spencer Valley School

Apple Tree Inn

Jeremy's On The Hill

California Mtn Bakery

Hereos Woodfire Pizza

Julian Farm & Orchard





Borrego Springs

Ranchita

San Felipe

Shelter Valley

Banner

Julian

Pine Hills

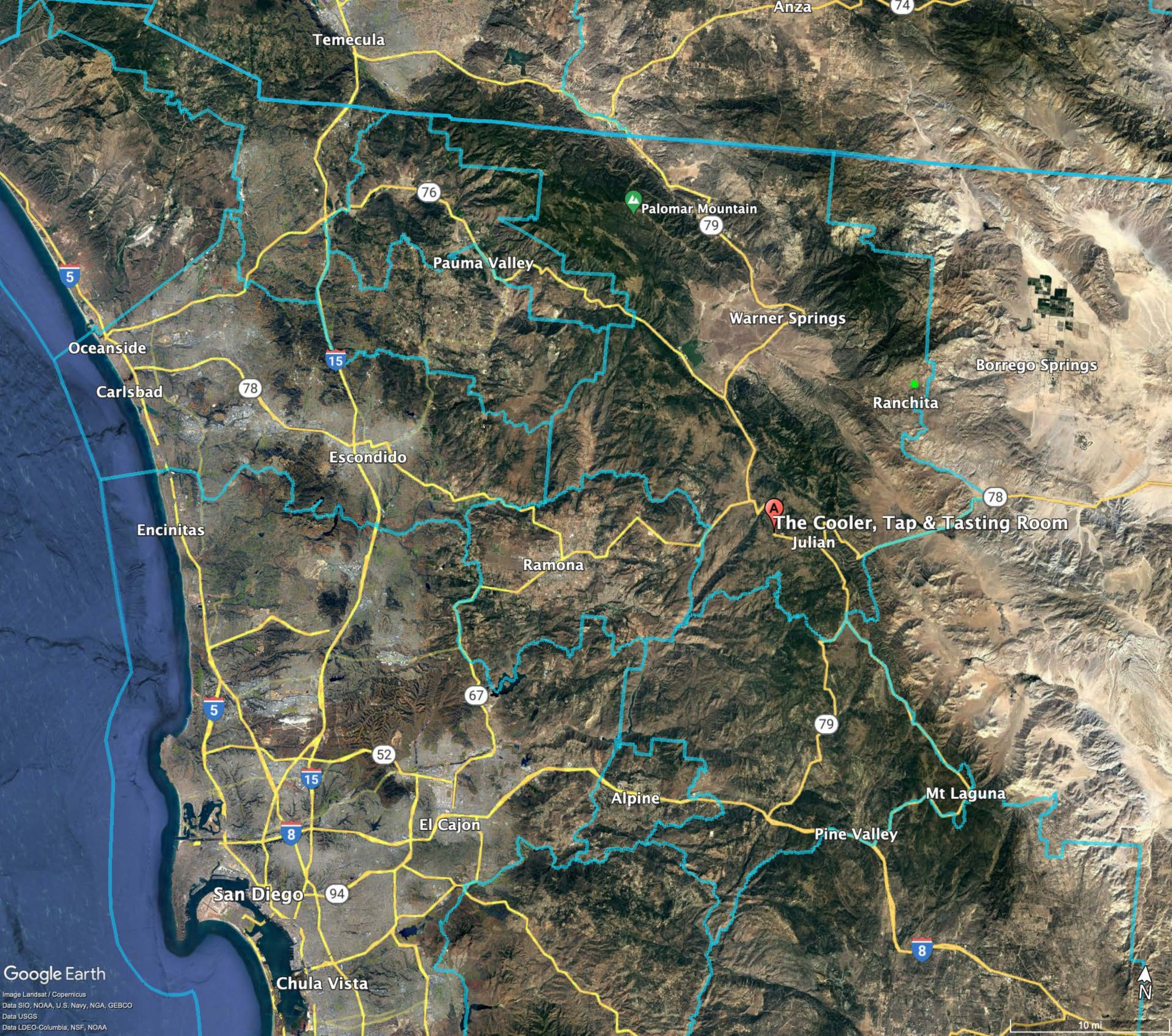
Wynola

Santa Ysabel

Witch Creek

Mesa Grande

The Cooler, Tap & Tasting Room



C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

- a. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Minor Impact Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
 - Small Schools
- b. Commercial Use Types.
 - Administrative and Professional Services
 - Agricultural and Horticultural Sales (all types)
 - Animal Sales and Services: Grooming
 - Animal Sales and Services: Veterinary (Small Animals)
 - Automotive and Equipment: Parking
 - Automotive and Equipment: Repairs, Light Equipment
 - Automotive and Equipment; Sales/Rentals, Farm Equipment
 - Automotive and Equipment: Sales/Rentals, Light Equipment
 - Business Support Services
 - Communications Services

- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Funeral and Interment Services: Undertaking
- Medical Services
- Participant Sports and Recreation: Indoor
- Personal Services, General
- Repair Services: Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited
- Transient Habitation: Lodging
- c. Industrial Use Types.
 - Custom Manufacturing (see Section 6300)
- d. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 - (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 - (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the 036 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
 - Family Residential "1"
- b. Commercial Use Types.
 - Agricultural Services "9"
 - Automotive and Equipment: Repairs, Heavy Equipment "8"
 - Business Equipment Sales and Services "7"
 - Construction Sales and Services "8" (see Section 6300)
 - Drug Paraphernalia Establishment "21"
 - Gasoline Sales "12"
 - Laundry Services "13"
 - Recycling Collection Facility, Small or Large "2"
 - Recycling Processing Facility, Light or Heavy "3"
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning

Automotive and Equipment: Storage, Recreational

Vehicles and Boats

Funeral and Interment Services: Cremating

Funeral and Interment Services: Interning

Research Services

Spectator Sports and Entertainment: General

Transient Habitation: Campground (see Section 6450)

Wholesaling, Storage and Distribution: Mini-Warehouses

(see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see

Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)