FOR LEASE - AVAILABLE Q1 2028

WINE COUNTRY RESTAURANT

4,330 SF of restaurant space available - can be demised into two spaces.

103 GOLDEN AVE, CHELAN, WA

KIDDER.COM

Kidder Mathews

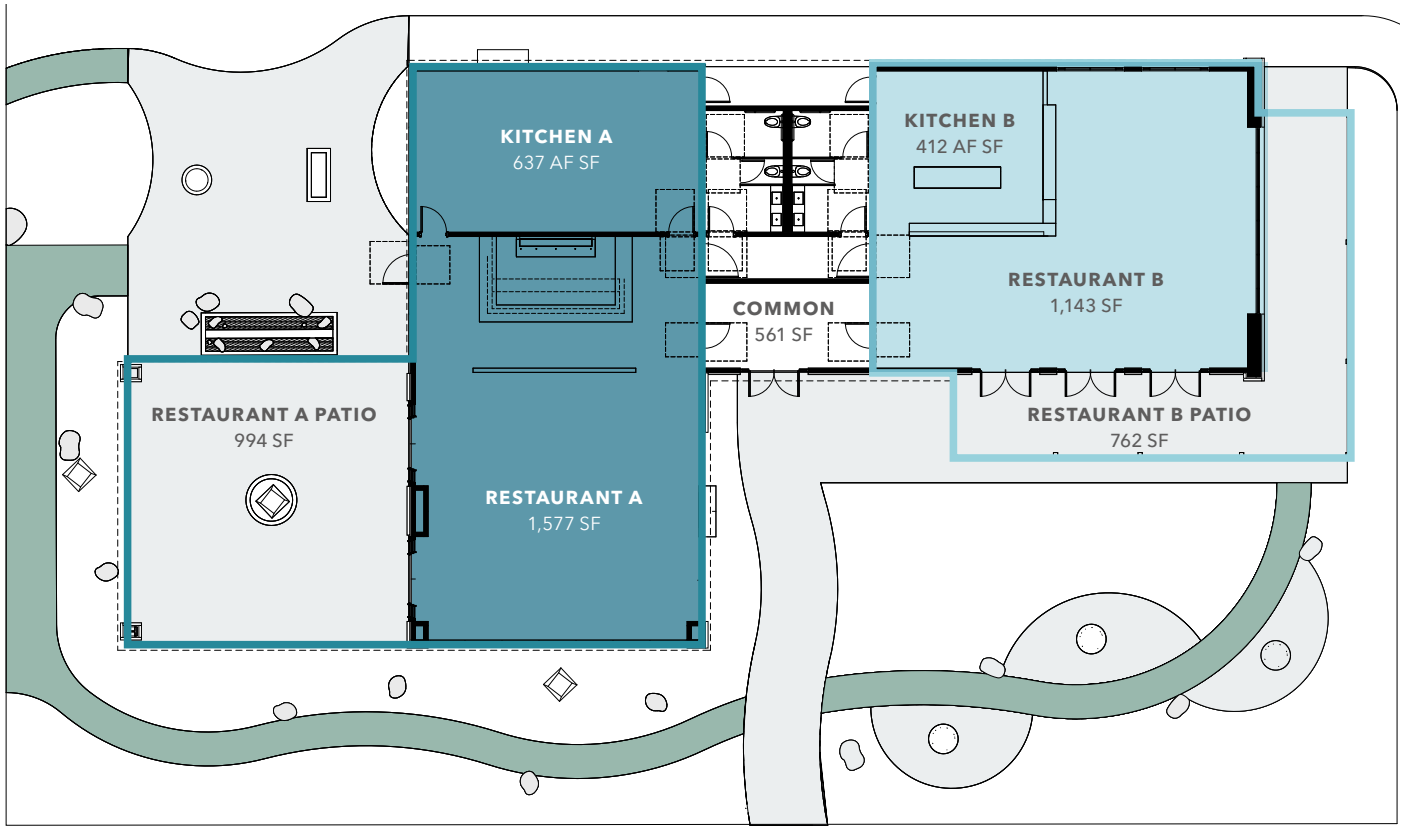
Perched above the Columbia River with sweeping views of Chelan Butte, this stunning 1.8-acre restaurant property offers a one-of-a-kind experience inspired by the hilltowns of Tuscany.

Dramatic gardens and breathtaking scenery surround the grounds, setting the stage for a truly memorable destination.

Guests arrive via a long stone path that winds through a lush courtyard garden with al fresco seating, creating a striking and immersive entrance. The expansive lot also features outdoor event space ideal for weddings, concerts, private celebrations, or relaxed afternoons picnicking on the lawn while taking in the panoramic views.

Each dining area connects to more refined outdoor patios complete with fire features, offering year-round ambiance. Inside, vaulted ceilings expose the structure's architectural elegance, while floor-to-ceiling windows bathe the interior in natural light and frame stunning territorial vistas—delivering an unforgettable dining atmosphere unlike any other in the region.

FLOOR PLAN



Highlights

- 4,330 SF restaurant space available on an 1.8 AC lot
- Can be demised into a 2,544 SF Restaurant space and a 1,786 SF Cafe space
- Italian-inspired architecture and gardens
- Large outdoor area for events and catering
- The restaurant space is part of a larger master development that will include the Bellisimo Apartments, a 426 unit Tuscan-inspired multifamily property
- The adjacent growing number of commercial properties attract visitors from all around the region including the Walmart that sees over 1.4M visits per year. (per placer ai)
- Inquire for rates

4,330 SF
RESTAURANT AVAILABLE, DEMISABLE

2,544 RSF
SPACE A

1,786 RSF
SPACE B

561 RSF
COMMON SPACE

MARKET INFORMATION:

Lake Chelan attracts over 2 million visitors annually, contributing over $417 million to the local economy and supporting over 5,000 jobs.

Tourism is a major industry in the area, second only to agriculture. The city of Chelan itself experiences a population surge from around 4,000 to 25,000 during the summer months due to the influx of tourists.

Lake Chelan hosts a variety of annual events, including the Lake Chelan Wine and Jazz Festival, Manson Hydrofest, and the Lake Chelan Swim. In the summer, there's the Fourth of July Fireworks Display, Lake Chelan Pro Rodeo, and Lake Chelan Poker Run. September brings the Manson Hydrofest and the Lake Chelan Swim. Fall is marked by the Lake Chelan Wine Harvest, Haunted Manson, and Brews on the Bridge. Winter includes events like Winterfest, the Village of Lights and Small Town Holidays.

SITE INFORMATION:

Bellissimo is a one of a kind development coming to Chelan. Offering year round customers, Bellissimo will be a 400+ unit, Tuscan inspired development that will comprise of high end multifamily units with first occupancy planned for Summer 2027.

The development also features a great lawn, dog park, pickle ball courts and an athletic center with pool. The adjacent Walmart sees over 1.4 million visits per year and Chelan Health employs over 200 medical and administrative workers.

DEMOGRAPHICS

POPULATION

	10 Miles	20 Miles	30 Miles
2025 ESTIMATE	14,131	26,950	37,498
2030 PROJECTED	14,467	27,687	38,753
2020 CENSUS	11,753	22,929	33,074
2010 CENSUS	10,583	21,500	30,526

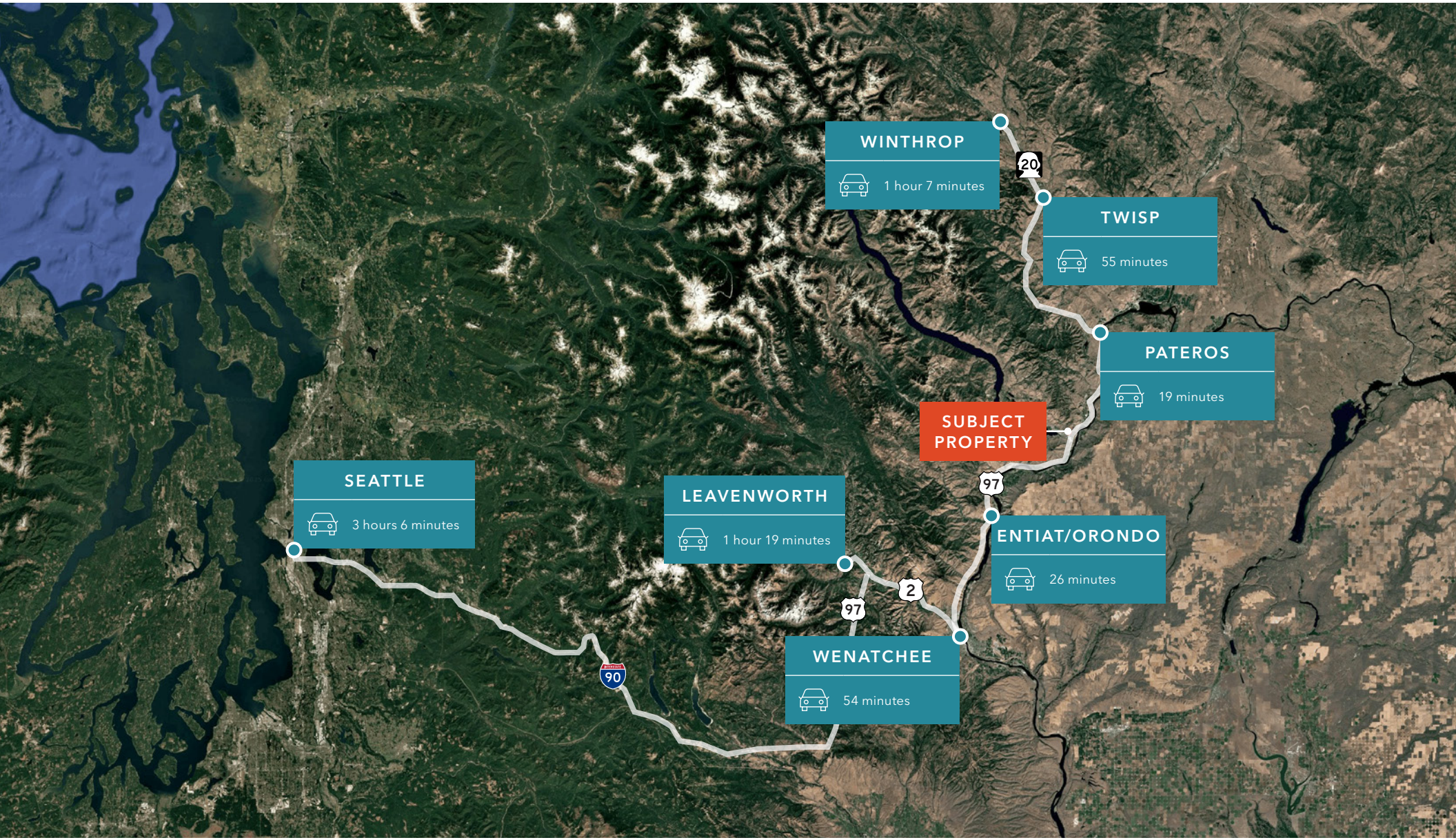
HOUSEHOLDS

	10 Miles	20 Miles	30 Miles
2025 ESTIMATE	5,637	10,454	14,197
2030 PROJECTED	5,827	10,838	14,790
2020 CENSUS	4,462	8,439	11,991
2010 CENSUS	3,970	7,827	11,040

HOUSEHOLD INCOME

	10 Miles	20 Miles	30 Miles
2025 ESTIMATED MEDIAN	$72,340	$72,216	$78,165
2030 PROJECTED MEDIAN	$70,829	$71,327	$77,695
2025 ESTIMATED AVERAGE	$109,378	$109,813	$115,302
2030 PROJECTED AVERAGE	$107,673	$108,270	$114,143

Data Source: ©2025, Sites USA


WINTHROP
1 hour 7 minutes
20
TWISP
55 minutes
PATEROS
19 minutes
SUBJECT PROPERTY
97
ENTIAT/ORONDO
26 minutes
SEATTLE
3 hours 6 minutes
LEAVENWORTH
1 hour 19 minutes
2
97
WENATCHEE
54 minutes
90

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