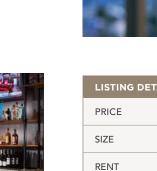
## PACIFIC BEACH BAR/RESTAURANT WITH FULL LIQUOR



- Great outdoor patios & huge frontage on main thoroughfare in Pacific Beach
- Prime Garnet Ave.
- FULL Liquor till 2am
- Location has not been available in over 20 years
- Assumable long term grandfathered lease almost \$2.00 a foot below market rent
- Owner may carry up to 50%





LISTING DETAILS	
PRICE	Make Offer
SIZE	6,000 SF + Patio
RENT	\$8,750/month
LEASE TERM	Lease till 2027
ABC LICENSE	Type 47 - 2am - 7 day's a week.



## Michael Spilky

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