

PACIFIC BEACH RESTAURANT

FOR SALE



- ✓ Phenomenal opportunity for an experienced restaurant operator to purchase a turnkey opportunity in one of San Diego's most sought after beach communities.
- ✓ Located only a short walk from the beach and nearby to an expansive variety of other restaurants, shopping, hotels, and tourist attractions.
- ✓ Premises are fully equipped with a full kitchen, modern look, and open floor plan.
- ✓ Expansive variety of beers on tap with the existing ABC license allowing for service through midnight 7 days per week.
- ✓ Existing restaurant could be purchased as is or converted to an entirely different concept/menu.
- ✓ Prime main & main type of location with abundant vehicular and pedestrian traffic.

Qualified inquiries only please, all interested parties must provide proof of funds and sign a confidentiality agreement prior to receiving any further information.



LISTING DETAILS			
Price	\$649,000	Deal Structure	Cash/Submit
Location	Pacific Beach	Size	Approx 2,300 SF + patio seating
Building Type	Street Retail	Rent	Approx \$8,490 + NNN
Reason For Selling	Other Interests	Lease Term	Approx 8 years
2013 Net Income	Approx \$200,000	ABC License	Beer & Wine
Seating	+/- 60 Seats	Entertainment Permit	None currently

LOCATION MATTERS 
 RESTAURANT | RETAIL | BROKERAGE

Paul Ahern

Paul.Ahern@LocationMattersInc.com
 CA LIC #01874163

PH 858-792-5521 x103
FX 858-876-1822