

# COASTAL NORTH COUNTY RESTAURANT/CAFÉ



- ✓ Very rare restaurant availability along the Coast Highway strip of North County San Diego.
- ✓ Premises include a fully equipped kitchen w/ small grill and hood system, quaint bar setup, and draft beer taps.
- ✓ Located only a short walk from the beach and nearby to an expansive variety of other restaurants, retail shops, hotels, and tourist attractions alike.
- ✓ Existing restaurant could be purchased as is or converted to an entirely different concept/menu.
- ✓ Prime location with abundant vehicular and pedestrian traffic.
- ✓ Seller would consider selling without the ABC license.

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



LISTING DETAILS			
Price	\$349,000	Deal Structure	Cash/Submit
Location	Coastal N. County San Diego	Size	Approx 1,880 SF + patio seating
Building Type	Street Retail	Rent	\$6,000/month gross
Reason For Selling	Other Interests	Lease Term	Approx 2 years w/ a 3-year option
Sales	Call	ABC License	Type 47 Full Liquor
Seating	+/- 60 Seats currently	Entertainment	Acoustical



**Paul Ahern**

Paul.Ahern@LocationMattersInc.com  
CA LIC #01874163

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