

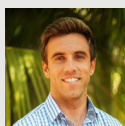
Profitable Downtown Nightclub

FOR SALE



- ✓ The Gaslamp Quarter is San Diego's number one tourist destination with over 10 million visitors each year.
- ✓ Rare opportunity to purchase a profitable nightclub in one of San Diego's most sought after neighborhoods.
- ✓ Premises are fully equipped with a full kitchen, well designed bar, DJ booth, dance floor, impressive audio/visual setup, and open floor plan.
- ✓ Existing ABC license has few restrictions and allows for 2am service 7 nights/week.
- ✓ Located within a short walk to major hotels, Horton Plaza, San Diego's Convention Center, Petco Park, and variety of other restaurants/bars.
- ✓ Existing club can be acquired and run as-is or converted to another theme or concept.

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



Paul Ahern
CA LIC #01874163

858-764-1828
paul.ahern@locationmattersinc.com



Profitable Downtown Nightclub

FOR SALE



PRICE - \$975,000

LOCATION - Downtown San Diego

BUILDING TYPE - Street Retail

REASON FOR SELLING - Other Ventures

SALES - Call

CASH FLOW - Approx \$300k in 2013

DEAL STRUCTURE - Cash/Submit

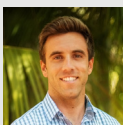
SIZE - Approx 7,100 SF

RENT - Call

LEASE TERM - Approx 11 Years including options

ABC LICENSE - Type 47 License

ENTERTAINMENT - Yes



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