

Pacific Beach Bar

FOR SALE



- Prime main & main type of location with abundant vehicular and pedestrian traffic.
- Located only a short walk from the beach and nearby to an expansive variety of other restaurants, shopping, hotels, and tourist attractions.
- Proven location with a well-established track record.
- Old Type 48 liquor license (no food requirement) with minimal restrictions allowing for 2am service 7 nights/week and live entertainment.
- Premises are fully equipped with modern look, colossal selection of beers on tap, DJ booth, dance floor, and impressive audio/visual setup.
- Possibility to expand the current premises and add a kitchen for food service.
- Existing bar can be acquired and run as-is or converted to another theme or concept.
- New long term lease available.

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



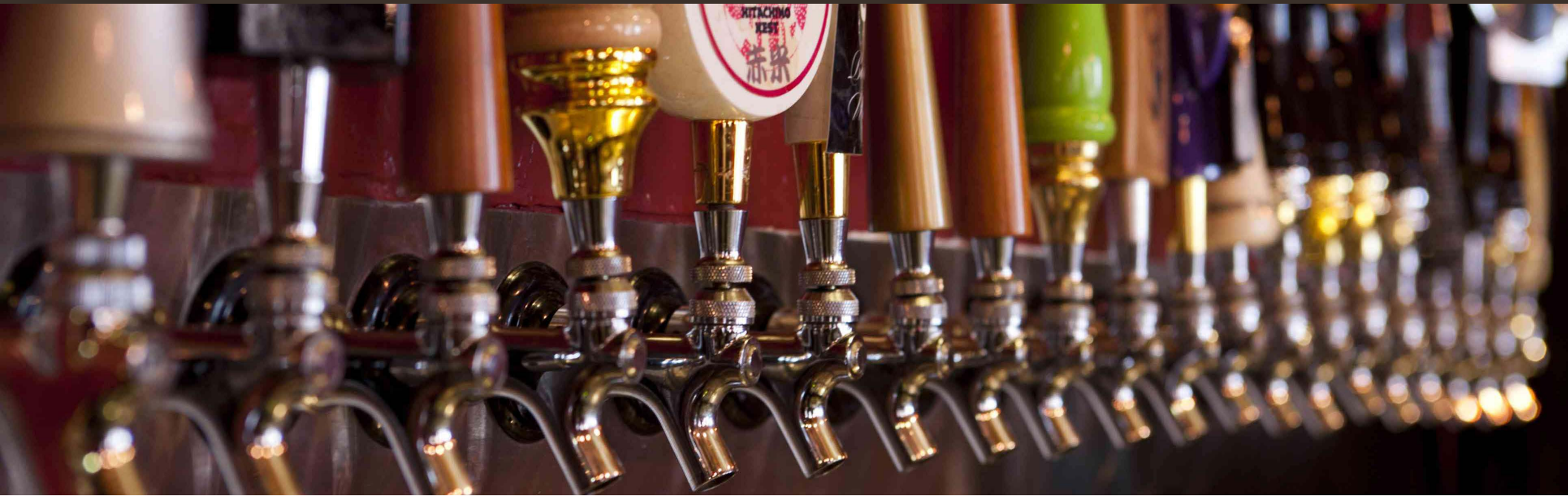
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Pacific Beach Bar

FOR SALE



PRICE - \$1,200,000

LOCATION - Pacific Beach

BUILDING TYPE - Street Retail

REASON FOR SELLING - Other Ventures

SALES - Call

CAPACITY - 145

DEAL STRUCTURE - Cash/Submit

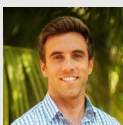
SIZE - Approx 2,130 SF w/ possible expansion

RENT - Call

LEASE TERM - New Lease

ABC LICENSE - Type 48 License (No Food)

ENTERTAINMENT - Yes



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