

HILLCREST BAR & RESTAURANT LOCATION AVAILABLE FOR CONVERSION

1440 University Ave, San Diego, CA 92103 (Currently Gossip Grill)

FOR SALE!



1,950 SF + 2,000 SF PATIO



VIEW INSIDE SPACE

Business is for sale as a conversion opportunity only. Current operation generates over \$1.8M in annual revenue, sale is for the location & assets only and the rare type 47 ABC License allowing for service till 2am. Huge patio fully licensed with an outdoor bar. Gossip Grill is the current tenant and will be moving down the street. thegossipgrill.com

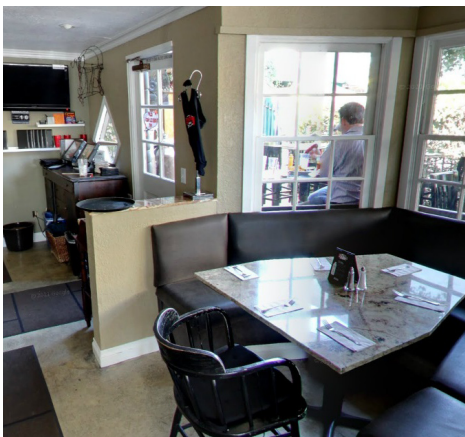
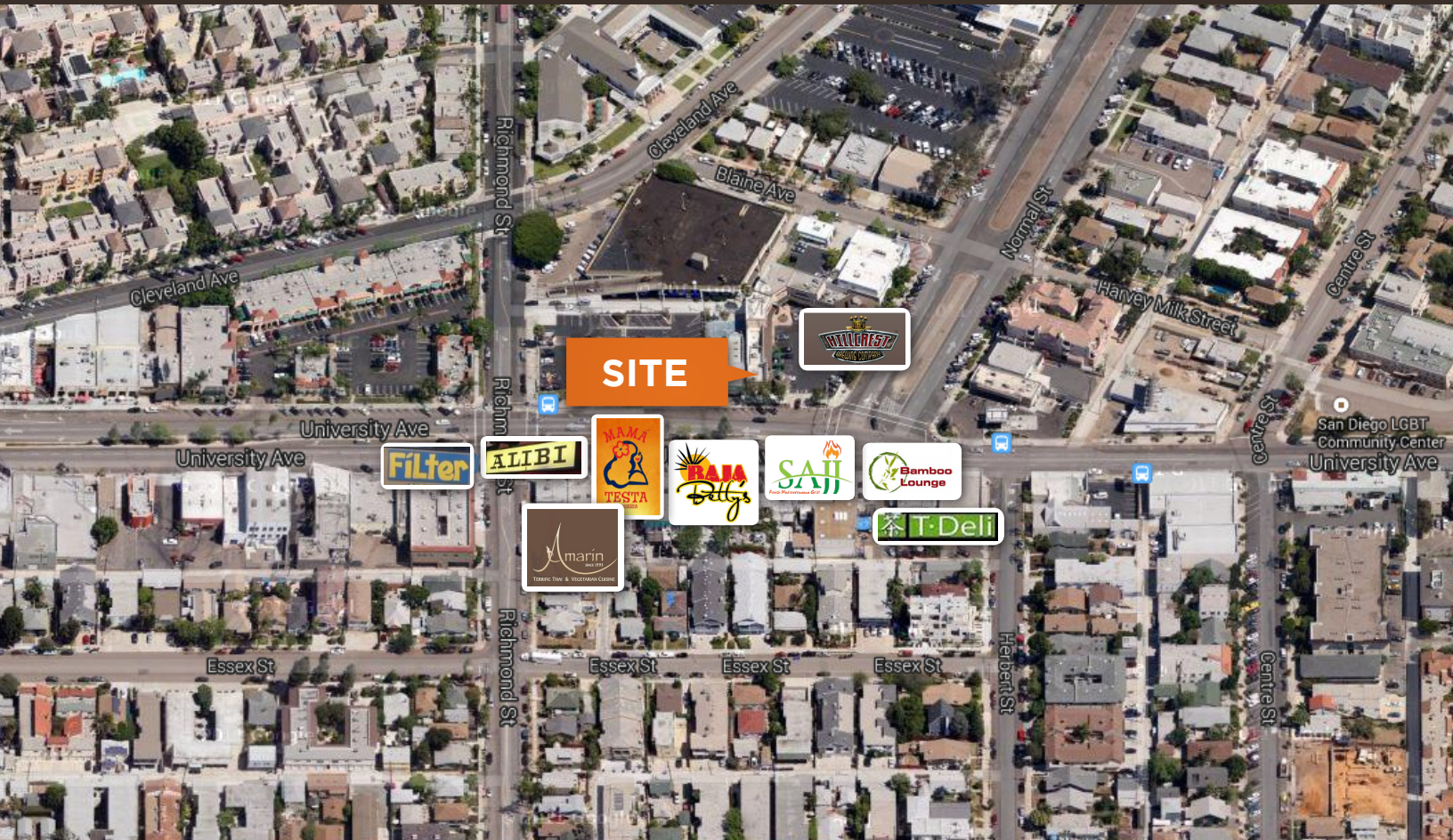
Seller may carry, motivated to close a quick transaction.

LISTING DETAILS	
Price	\$250,000
Size	1,950 SF + 2,000 SF Patio
ABC License	Type 47 grandfathered – 2am Entertainment License
Lease	\$4,000/month + NNN
Term	6 years



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**LOCATION
MATTERS** 
RESTAURANT | RETAIL | BROKERAGE

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LANDLORD'S PROPOSED UPDATED BUILDING FAÇADE

