

# Freestanding Restaurant Owner-User or Investment Opportunity

**FOR SALE**

**\$1,795,000**



5351 Adobe Falls Rd., San Diego, CA 92120



Exclusively listed by



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**OFFERING PRICE**

\$1,795,000

**TOTAL BUILDING AREA**

5,485 SF

**PRICE PER SQUARE FOOT**

\$327

**TOTAL LAND FOOTAGE**

43,124 SF

**CURRENT USE**

Restaraunt

**APN**

462-440-19-00

**OWNERSHIP**

Fee Simple

**ZONING**

CP - Commercial

**PARKING**

42 surface spaces

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.





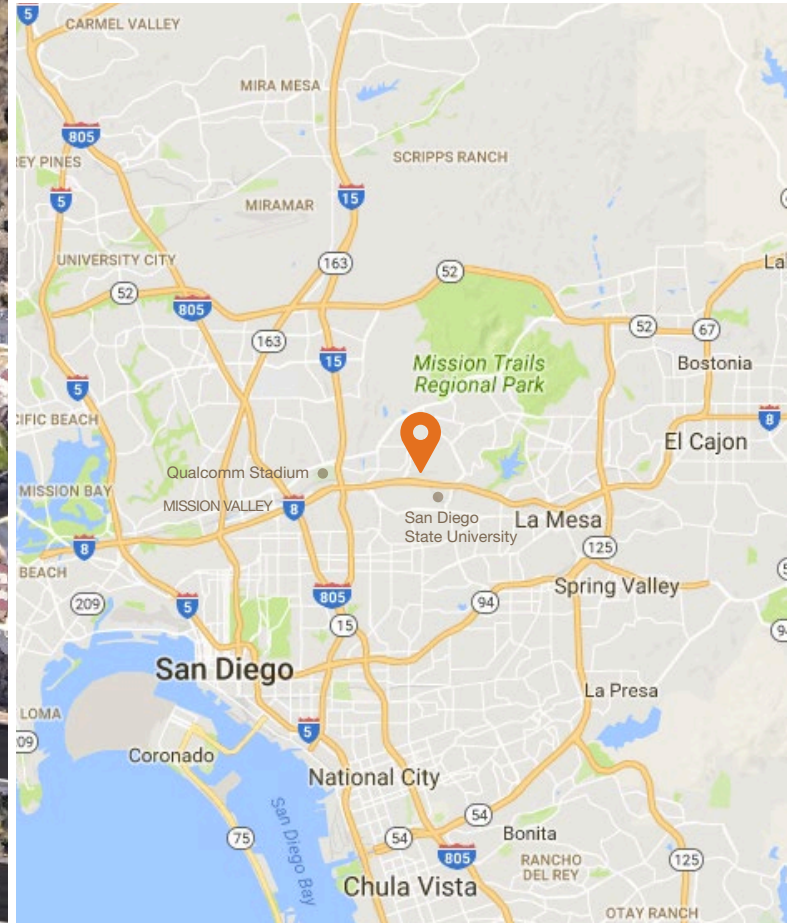
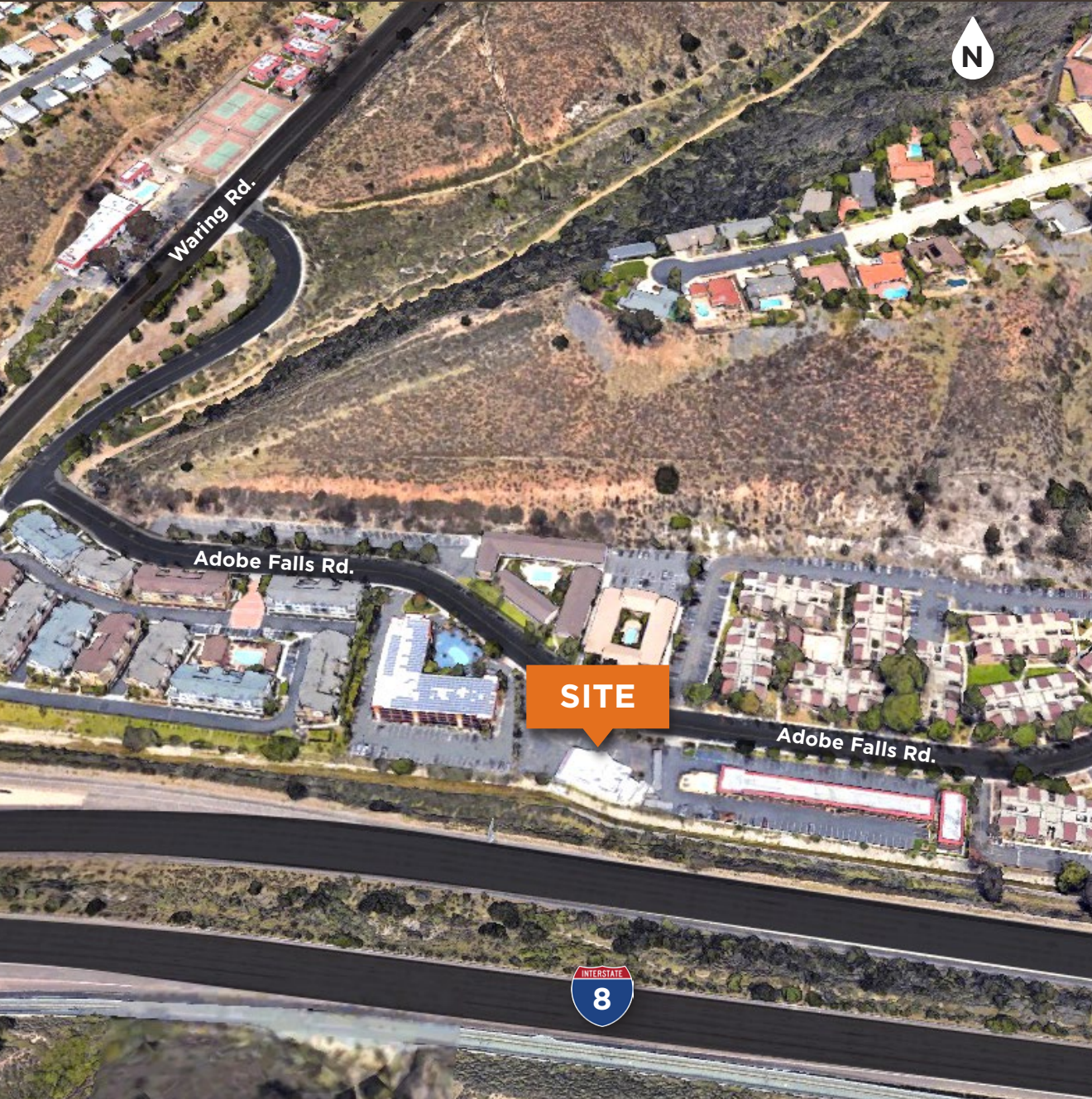
- Incredible opportunity to acquire a new, fixtured restaurant property.
- Suitable for an Owner-User seeking to own vs. lease, or an Investor looking to add value through lease-up of the property.
- Amazing visibility from I-8 freeway with huge 22 foot pylon signage.
- Type 47 Full Liquor License available for purchase and transfer to new tenant.
- Building can be delivered with all existing, “like new” fixtures at additional cost.
- Large lot with abundant parking, including 42 surface spaces.
- Large patio space with four roll up garage doors installed.



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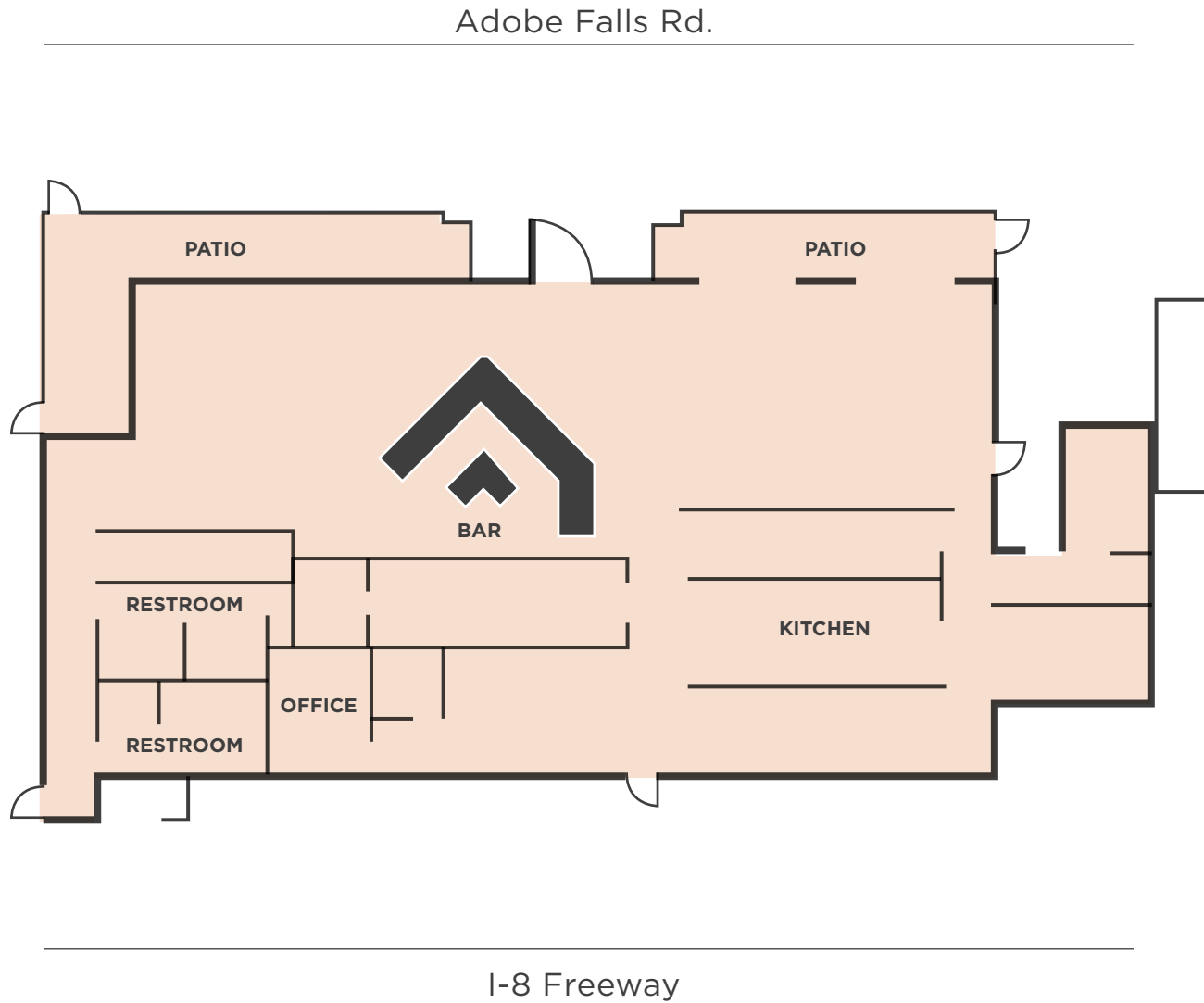


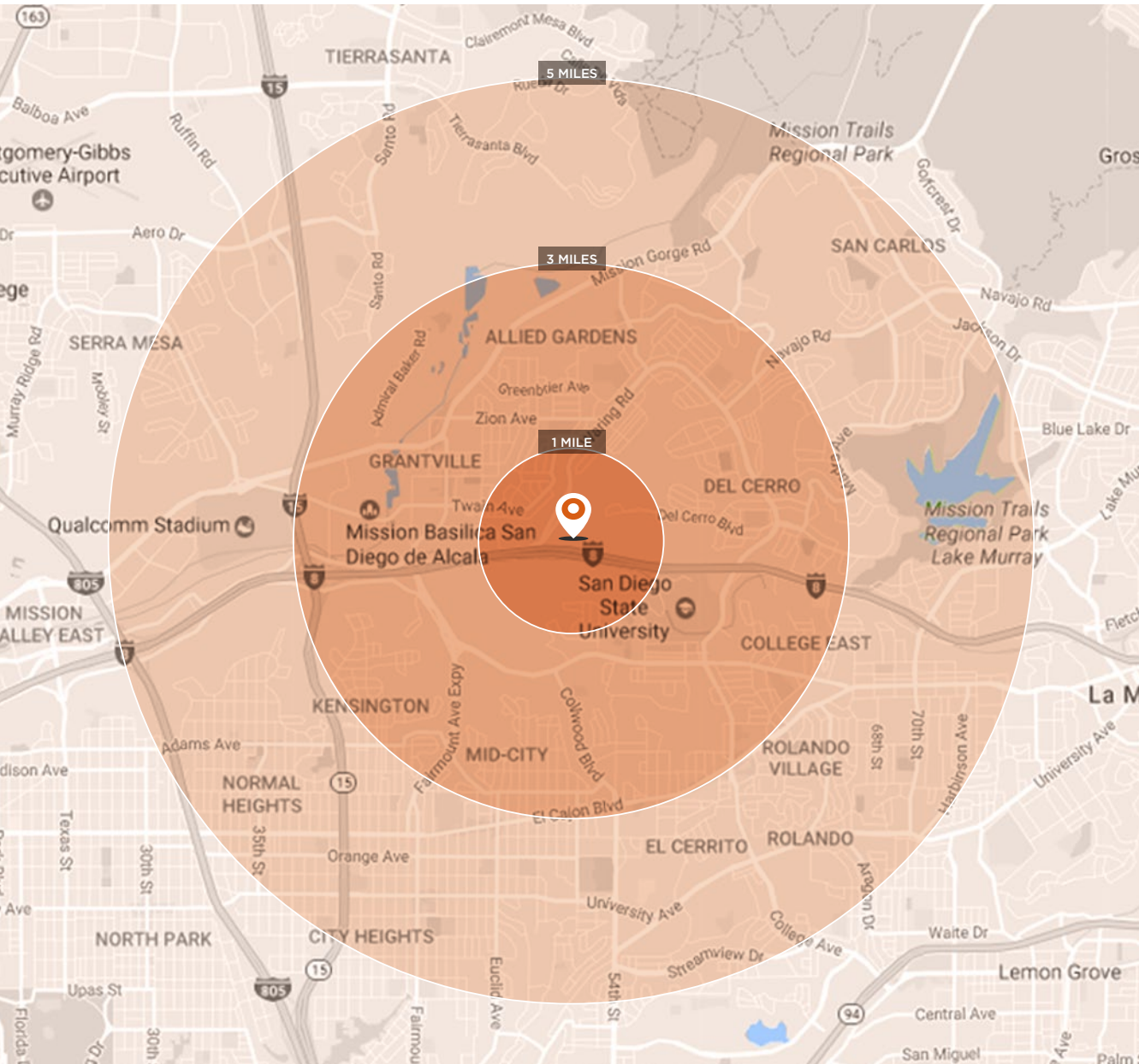
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# Floor Plan





**1 MILE**

	2010	2016	2021
<b>Population</b>	13,102	13,779	14,471
<b>Households</b>	4,982	5,163	5,406

<b>Avg Household Income</b>	N/A	\$72,994	\$78,394
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**3 MILES**

	2010	2016	2021
<b>Population</b>	208,768	217,585	227,853
<b>Households</b>	79,711	81,837	85,226

<b>Avg Household Income</b>	N/A	\$70,569	\$76,050
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**5 MILES**

	2010	2016	2021
<b>Population</b>	459,987	481,789	506,274
<b>Households</b>	182,163	188,063	196,575

<b>Avg Household Income</b>	N/A	\$71,886	\$77,741
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**EQUIPMENT LIST**

ITEM	QTY	DESCRIPTION	MFR.-MODEL
1	1	AIR CURTAIN w/MICRO SWITCH	MARS - N36U
2	1 LT	DRY STORAGE SHELVING - 5 TIERS	METRO -- OR EQUAL
3	1	JANITORS SINK - FLOOR MOUNTED - 24" x 24"	BY G.C.
4	1	CLEANING SUPPLIES - CABINET (ABOVE)	BY G.C.
5	1	BULK CO2 TANK	BY VENDOR
6	1	SODA BOX RACK	BY VENDOR
7		OPEN	
8		OPEN	
9		OPEN	
10	1	SOILED DISH TABLE w/ UNDERSHELF (AS PER PLAN)	CUSTOM S/S
11	1	2-SIDE DISH RACK (ABOVE)	CUSTOM S/S
12	1	PRE-RINSE SPRAYER - DECK MOUNT	FISHER OR EQUAL
13	1	2-RACK CONVEYOR *LOW-TEMP DISHMACHINE w/GAS OPTION	HOBART Cle44 - GAS
14	1	CONDENSATE HOOD - TYPE II - 5'-0" x 3'-6"	CUSTOM S/S
15	1	EXHAUST FAN - MAKE UP AIR SYSTEM	BY MECHANICAL ENGINEER
16	1	CLEAN DISHTABLE w/ UNDERSELF (AS PER PLAN)	CUSTOM S/S
17	1	S/S WALL SHELF - 48" x 12"	CUSTOM S/S
18	1	3-COMP. POT SINK (24" x 24" COMPS)	EAGLE - METAL MASTERS -- OR EQUAL
19	1	PRE-RINSE SPRAYER w/ADD ON FAUCET	FISHER OR EQUAL
20	1	S/S WALL SHELF - 48" x 12"	CUSTOM S/S
21	4	HANDSINKS w/FAUCET (SOAP & TOWEL DISPENSER)	EAGLE #HSAE-10-FA
22	1 LT	TRASH CANS w/WHEEL DOLLIES	RUBBERMAID
23		OPEN	
24		OPEN	
25		OPEN	
26	1	S/S FLOOR TROUGH w/GRATE	ADVANCE - TABCO FTG1248
27	1	ICE MACHINE w/ BIN - 1350 LB. w/1100 LB BIN	SCOTSMAN C1448SA-32 - B948 BIN
28	1	WATER FILTER (FOR ICE MACHINE)	EVERPURE OR EQUAL
29	1	1-DOOR REFRIGERATOR	TRUE T-23
30	1	WOOD TOP PREP TABLE w/UNDERSHELF - 8 FT.x 30"	EAGLE OR EQUAL
31	1	S/S WALL SHELVES - AS PER PLAN	CUSTOM S/S
32	1	MEAT TENDERIZER	BERKEL OR EQUAL
33	2	1 COMP. MEAT & FISH PREP SINKS w/ DRAINBOARD & FAUCET	ADVANCE OR EQUAL
34	1	60 QT. MIXER w/BOWL DOLLY	HOBART HL662
35	1	WOOD TOP PREP TABLE w/UNDERSHELF - 4 FT.x 30"	EAGLE OR EQUAL
36	1 LT	DRY STORAGE SHELVING - 5 TIERS	METRO -- OR EQUAL
37		OPEN	
38		OPEN	
39		OPEN	
40	1	WOOD TOP PREP TABLE w/UNDERSHELF - 5 FT.x 30"	EAGLE OR EQUAL
41	1	S/S WALL SHELVES - AS PER PLAN	CUSTOM S/S
42	1	2 COMPARTMENT VEG. PREP SINK w/DRAINBOARDS & FAUCET	ADVANCE OR EQUAL
43	1	WOOD TOP PREP TABLE w/UNDERSHELF - 4 FT.x 30"	EAGLE OR EQUAL
44	1	EMPLOYEE LOCKERS	WINHOLT
45		OPEN	

ITEM	QTY	DESCRIPTION	MFR.-MODEL
46		OPEN	
47	2	WOOD TOP PREP TABLE w/UNDERSHELF - 5 FT.x 30"	EAGLE OR EQUAL
48	1	SLICER	HOBART 2712
49	1	60" REFRIG. SALAD TABLE	TRUE #TSSU-60
50	1	S/S WORKTABLE w/UNDERSHELF - 8 FT. x 30"	CUSTOM S/S
51	1	S/S PICK UP SHELF - FULL LENGTH - 96" L x 16" W	CUSTOM S/S
52		OPEN	
53		OPEN	
54		OPEN	
55	1	WALK IN COOLER - 26'-0" x 7'-6" I.D.	DURACOLD OR EQUAL
56	1	REMOTE COMPRESSOR FOR WALK-IN COOLER	DURACOLD OR EQUAL
57	1	WALK IN FREEZER - 6'-1" x 7'-6" I.D. (COMBO BOX w/COOLER)	DURACOLD OR EQUAL
58	1	REMOTE COMPRESSOR FOR WALK-IN FREEZER	DURACOLD OR EQUAL
59	1 LT	COOLER/FREEZER SHELVING (COATED) - 63 L.F. x 4 TIERS	METRO -- OR EQUAL
60		OPEN	
61		OPEN	
62	1	EXHAUST HOOD - TYPE I - E.T.L. LISTED w/MUA PSP - 24'-0"	CAPTIVE AIRE
63	2	EXHAUST FAN S	CAPTIVE AIRE
64	1	MAKE UP AIR FAN	CAPTIVE AIRE
65	1	FIRE SUPPRESSION SYSTEM	WET CHEMICAL SUPPRESSION - BY G.C.
66	2	FRYERS - 50# - S/S POT w/ FLAME GUARDS	IMPERIAL OR EQUAL
67	1	S/S SPACER TABLE - 12" x 30" w/UNDERSHELF	CUSTOM S/S
68	1	48" GRIDDLE - CTR TOP - THERMOSTATIC CONTROLS	IMPERIAL OR EQUAL
69	1	48" RADIANT CHARBROILER - CTR TOP	IMPERIAL OR EQUAL
70	1	96" REFRIGERATED CHEFS BASE	TRUE TCRB96
71	1	S/S SPACER TABLE - 18" x 30" w/UNDERSHELF	CUSTOM S/S
72	1	72" CHEESEMELTER - WALL MOUNTED	IMPERIAL ICMA72
73	1	36" - 6 BURNER STOCK RANGES w/STD OVEN	IMPERIAL OR EQUAL
74	1	2 DECK PIZZA OVEN	BAKERS PRIDE - 152
75		OPEN	



FOOD SERVICE EQUIPMENT OWNER'S MANUAL INDEX

BRAND / DESCRIPTION	MODEL #
Alto Sham/Cook N' Hold	500THII
Bakers Pride/ Deck Pizza Oven	152
Delfield / Ice & Water Station	204
Eagle/ 4-well Wet Bath Hot Food Table	SWT4-240
Hatco/ 48" Heat lamp	GRAH-48
Imperial/ Fryer	IFS-50
Imperial/ 48" Griddle	ITG-48
Imperial / Radiant Charbroiler	IRB-48
Imperial/ Cheese Melter	ICMA-72
Krowne/ Hand Sink	HS-4
Mars/ Air Curtain	N236U
Robot Coupe	R-401
Scotsman /Ice Machine	C1448SA-32

BRAND / DESCRIPTION	MODEL #
Stainless Steel	Custom
True/ Pizza Prep Table	TPP-44-2D
True/ 1-Door Refrigerator	T-23
True/ Undercounter Refrig. Stand	TRCB-96
True/16 Pan Prep Table	TSSU-60-16D-4
True/Back Bar Cooler	TBB-3-G-LD
True/ 60" Prep Table	TSSU-60-16
True/ 3- Door Freezer	T-72F
Vita-Mix/ Blender	1002
Waring/ 21" Immersion Blender	WSB-70
Walk-In/ Duracold	Custom
Wells/ Drop-In Ice Pan	ICP-200

