



- ✓ Fully fixturized and turnkey kitchen with hood, walk in, freezer, prep tables and more
- ✓ Charming covered patio that seats 15
- ✓ Type 41 liquor license is available for transfer to new tenant
- ✓ Perfect for a fast casual concept with an open kitchen
- ✓ Daytime population of 83,000 within a 5 mile radius
- ✓ High traffic location with approximately 21,000 cars passing by per day

**PRICE** - \$150,000

**LOCATION** - Carlsbad Village

**BUILDING TYPE** - Retail Center

**REASON FOR SELLING** - Other ventures

**DEAL STRUCTURE** - Cash

**SIZE** - Approx 2,000 SF

**RENT** - \$2.50 PSF + NNN

**LEASE TERM** - 7 yrs w/ options

**ABC LICENSE** - Type 41 Beer & Wine

**PARKING** - Shared Throughout Shopping Center



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