

# Profitable Breakfast, Lunch & Dinner Restaurant | 2,500 SF

FOR SALE



<b>PRICE:</b>	\$795,000
<b>LOCATION:</b>	Downtown San Diego
<b>REASON FOR SELLING:</b>	Retirement
<b>2016 SALES:</b>	\$2,914,000
<b>2016 NET INCOME:</b>	+/- \$300,000
<b>2016 LABOR COSTS:</b>	38.5%
<b>2016 COST OF GOODS SOLD:</b>	30%
<b>DEAL STRUCTURE:</b>	Cash/Loan
<b>SIZE:</b>	Approx 2,500 SF
<b>RENT:</b>	\$3.99/SF +NNN
<b>LEASE TERM:</b>	5 yrs w/ one 5 yr option
<b>ABC LICENSE:</b>	Type 47 - no conditions
<b>PARKING:</b>	Street

\*2016 Net Income includes discretionary and one-time expenses and management salaries.

- In the heart of Gaslamp, next to the most happening clubs, restaurants and bars
- Exclusively caters for the attached hotel, including room service and all hotel events
- Liquor license can be used on hotel rooftop for banquets and any events
- Beloved restaurant with established clientele dating back 10 years
- Super clean books since inception
- Popular restaurant that is busy at all hours of the day
- Loyal, long term employees



**Mike Spilky**  
CA LIC #01469032

858-792-5521  
mike@locationmatters.com

