

# Profitable Restaurant in Bay Park - Currently Isa.bella | 2,670 SF

FOR SALE



<b>PRICE:</b>	\$425,000
<b>LOCATION:</b>	4015 Avati Dr., San Diego, CA 92117
<b>REASON FOR SELLING:</b>	Other Ventures
<b>2017 SALES:</b>	\$672,000
<b>2017 NET INCOME:</b>	+/- \$146,000
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	Approx 2,670 SF + 1,200 SF Patio
<b>RENT:</b>	\$1.46/SF Gross
<b>LEASE TERM:</b>	6.5 Years
<b>ABC LICENSE:</b>	Type 41
<b>PARKING:</b>	Shared Parking Lot

\*2017 Net Income includes discretionary and one-time expenses and management salaries.

- Beloved Bay Park neighborhood restaurant with long-time established clientele
- Includes Type 41, Beer & Wine License
- Sales have grown 20% a year and continue to climb
- Inviting spacious patio with a large fire pit and cozy atmosphere
- Solid 4.5 star Yelp rated restaurant
- Recently renovated and meticulously maintained
- Easily accessible, right off the Balboa Ave. exit of the I-5 Freeway & adjacent to new San Diego Trolley Stop coming soon
- Expansive onsite parking available
- Incredible signage visibility from Morena Blvd. with over 21,000 cars driving by daily
- Plenty of retail & restaurants nearby, such as Costco, Bitter Brothers Brewing & more
- Dense neighborhood location, with over 320,000 residents in a 5-mile radius & incomes in excess of over \$105,000



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isa.bella

