



PRICE:	Call
LOCATION:	Downtown San Diego
REASON FOR SELLING:	Partnership
DEAL STRUCTURE:	Cash/Loan
SIZE:	4,000 SF + 4,479 SF Basement + Patio
RENT:	\$18,500/mo
LEASE TERM:	11.5 years
ABC LICENSE:	Type 47 + Entertainment
PARKING:	Street

- ✓ Decked out restaurant space with a large swanky bar and club area
- ✓ Ideal restaurant & lounge for highly qualified bar & nightclub operators
- ✓ Located right on Fifth Avenue, main & main in Gaslamp
- ✓ Extremely below market lease for an extended period of time
- ✓ Great maximization of space with kitchen and restrooms downstairs
- ✓ Super prominent & highly visible corner location in Gaslamp
- ✓ Very favorable ABC license with entertainment permitted
- ✓ In the heart of Gaslamp, surrounded by the most happening bars, restaurants and nightclubs
- ✓ Property may also be for sale



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