

Profitable Asian Restaurant in Oceanside | 3,674 SF + Patio

FOR SALE



PRICE:	\$499,000
LOCATION:	Oceanside, CA 92056
REASON FOR SELLING:	Other Ventures
2017 SALES:	\$1,200,000
2016 NET INCOME:	+/- \$170,000
DEAL STRUCTURE:	Cash
SIZE:	3,674 SF + Patio
RENT:	\$2.85/SF + \$0.67 NNN
LEASE TERM:	7 years
ABC LICENSE:	Type 41
PARKING:	Parking Lot

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

- Beloved Oceanside restaurant with established clientele dating back 12 years
- Type 41, Beer & Wine License available to transfer
- Meticulously maintained & fully fixturized restaurant, with recent renovations
- Extremely sought after cuisine, with little competition
- Great following, with an overall 4.5 star rating
- Dedicated, long-tenured employees
- Sales continuing to trend upward yearly
- Incredible visibility on a high traffic main intersection in Oceanside, with over 44,000 cars passing by daily
- Highly desirable shopping center location with an expansive parking lot
- Dense neighborhood location, with over 310,000 residents in a 5-mile radius



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