

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

FOR SALE



<b>PRICE:</b>	\$350,000
<b>LOCATION:</b>	Oceanside, CA 92056
<b>REASON FOR SELLING:</b>	Other Ventures
<b>2017 SALES:</b>	\$1,200,000
<b>2016 NET INCOME:</b>	+/- \$170,000
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	3,674 SF + Patio
<b>RENT:</b>	\$2.85/SF + \$0.67 NNN
<b>LEASE TERM:</b>	7 years
<b>ABC LICENSE:</b>	Type 41
<b>PARKING:</b>	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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