



- ✓ Great opportunity to get into a restaurant right on Fifth Avenue, Gaslamp's main drag
- ✓ Fully fixtured restaurant with 3 hood systems, a pizza oven, 3 walk-in coolers, ample storage space and more
- ✓ Ideal open floor plan with high ceilings, original brick walls & recent renovations
- ✓ Rare Type 47 license available to transfer with live entertainment & open till 2 am
- ✓ Well established Gaslamp restaurant for nearly 20 years
- ✓ Incredible fit for a variety of concepts
- ✓ In the heart of Gaslamp, surrounded by the most happening bars, restaurants & clubs

<b>PRICE:</b>	\$475,000
<b>LOCATION:</b>	828 Fifth Ave., San Diego, CA 92101
<b>REASON FOR SELLING:</b>	Retirement
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	Approx 2,676 SF + Patio
<b>RENT:</b>	\$4.55/SF + \$1.15/SF NNN
<b>LEASE TERM:</b>	3 yrs + 5 yr option
<b>ABC LICENSE:</b>	Type 47 with Entertainment
<b>PARKING:</b>	Street



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