

FOR SALE

Rare Type 47 Ocean Beach Restaurant

2,900 SF

PRICE:	\$495,000 OBO
LOCATION:	4934 Voltaire St., San Diego, CA
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	2,900 SF
RENT:	\$12,500/month
LEASE TERM:	7 Years + One 5 Year Option
ABC LICENSE:	Type 47 - till 2am
PARKING:	Rare Large Exclusive Parking Lot

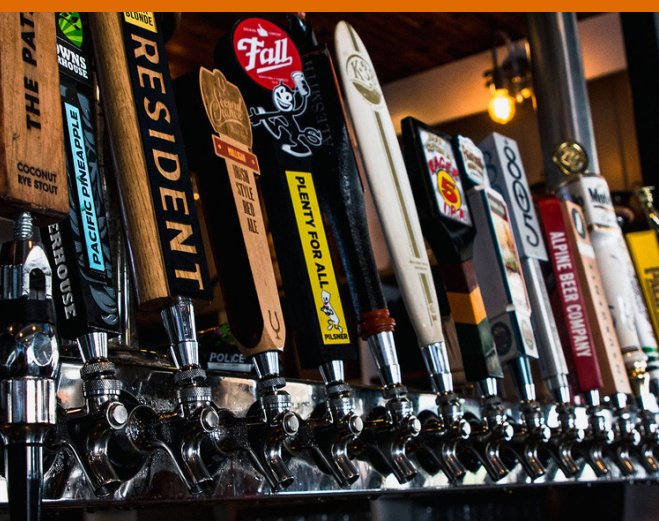


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Currently Voltaire
Beach House



OB restaurant with large
indoor/outdoor space

- One of a kind opportunity to purchase a fully fixturized Ocean Beach restaurant with upside for expansion
- Very rare Type 47 liquor license available to transfer - till 2am in Ocean Beach

- Significant new build out with very large indoor/outdoor space, high ceilings, and floor to ceiling windows with abundant natural light
- Adjacent semi-improved space has been sublet for the next 4 years
- Generous on-site parking lot available

- Walking distance from charming and eclectic OB neighbourhood
- Join the eclectic OB community with neighbors such as OB Noodle House, 3rd Corner Wine Shop & Bistro, BO-beau Kitchen + Bar, and more

LOCATION
MATTERS



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