

**FOR SALE**

# Profitable Oceanside Landmark Restaurant

5,200 SF

<b>PRICE:</b>	\$599,000
<b>LOCATION:</b>	Oceanside
<b>REASON FOR SELLING:</b>	Other Ventures
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	5,200 SF
<b>RENT:</b>	\$17,560/mo w/ CPI Increases Every 2 Years
<b>LEASE TERM:</b>	18.5 Years Including Options
<b>ABC LICENSES:</b>	Type 47 & Type 58
<b>GROSS 2021 SALES:</b>	\$2,700,000

\*Stock Photo - Actual photos and address provided upon NDA

- Unique opportunity to purchase a profitable Oceanside landmark restaurant that has been open since 1970
- Equipped with a fully fixturized kitchen with 3 walk-in coolers & a 200 gallon grease trap
- Type 47 full liquor license and Type 58 catering license available to transfer
- Restaurant offers everything from catering, to a formal wedding venue, to down-home western BBQ using an old fashioned buckboard BBQ wagon
- Strong management who is likely to remain with new ownership
- Consistently profitable year over year with a tremendous increase in revenue that started at the end of 2021 and is projected to continue through 2022



**David S. Cutler**

858-201-4991  
david@locationmatters.com  
CA LIC #01306393

