

ASSET SALE



Landmark El Cajon Blvd. Restaurant

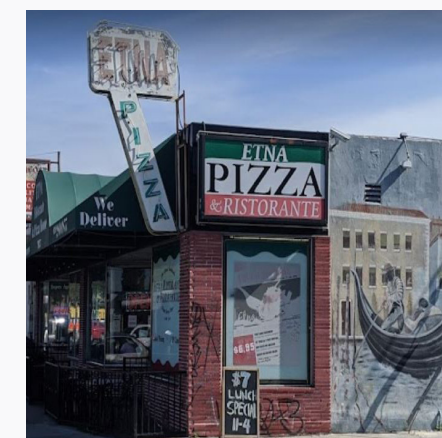
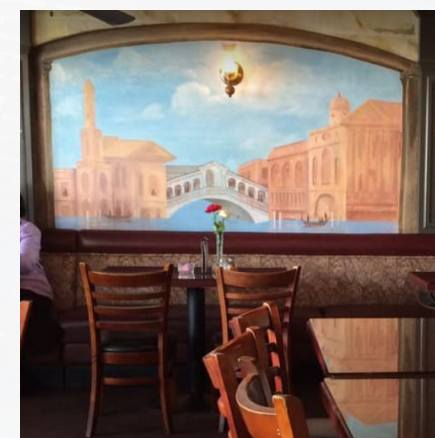
3,062 SF + Patio

PRICE:	\$299,000
LOCATION:	4427 El Cajon Blvd., San Diego, CA
REASON FOR SELLING:	Other Business Ventures
DEAL STRUCTURE:	Cash
SIZE:	3,062 SF + Patio
RENT:	\$2.94/SF + \$0.50 NNN
LEASE TERM:	6 Years + Two 5-Year Options
PARKING:	Street Parking
NEIGHBORHOOD:	Urban
ABC LICENSE:	Type 47 - Till Midnight



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LOCATION
MATTERS 



Street Facing
Rooftop Signage



Off-Street Tandem
Parking Dedicated to
Restaurant Employees

- Wonderful opportunity to purchase a fully fixturized landmark Italian restaurant on El Cajon Blvd.
- Kitchen equipped with walk-in cooler, two 22-foot hoods (Type 1 and 2), fryer, meat smoker, and two conveyor pizza ovens
- Located on main boulevard provides pronounced signage placement and large mural opportunity on visible side facade
- Type 47 liquor license available to transfer through stock sale permits alcohol service in restaurant until midnight and 10PM on patio
- Noteworthy large office can be converted into private banquet room, beer cave or additional storage
- Located across the street from Hoover High School, 3 blocks from Copley-Price YMCA and in close proximity to SDSU.

