

ASSET SALE

Modern Turnkey Pizzeria in Moreno Valley

2,200 SF + Patio

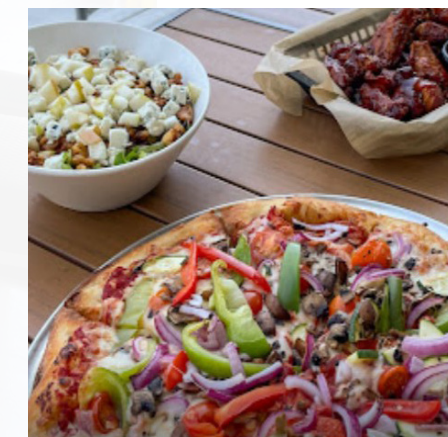
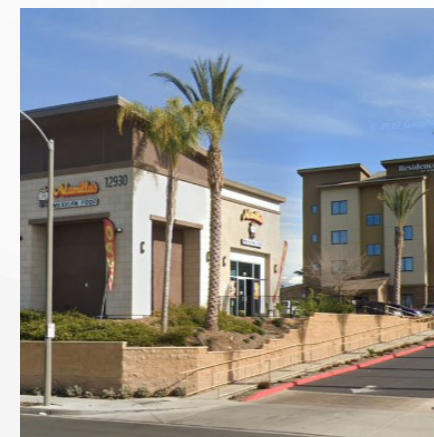
PRICE:	\$109,000
LOCATION:	12930 Day St. Ste. 107, Moreno Valley
CONDITION:	Excellent
DEAL STRUCTURE:	Cash
SIZE:	2,200 SF + Patio
CURRENT RENT:	\$3.30/SF + \$0.94/SF NNN
LEASE TERM:	4 Years + Two 5-Year Options
PARKING:	Parking Lot
NEIGHBORHOOD:	Suburban
ABC LICENSE	Type 41



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LOCATION
MATTERS





3 major hotels within walking distance



Former Zpizza Tap Room franchise location

- Fully fixturized pizzeria in excellent condition with state-of-the-art double pizza oven, dough mixer, and 6 beer taps.
- Roll-up door opens to restaurant exclusive patio area built to accommodate 6-8, 4-top tables
- In one of the busiest areas of growing Moreno Valley, with easy access to two connector freeways, I-215 and SR-60
- All modern improvements valued over \$400,000 plus ABC 41 on-sale beer and wine license
- Location within a suburban neighborhood catering to local residents, medical offices, and hotels within walking distance
- Lease term until 2026 with rent increases only 9% every 5 years with trash included in monthly rent

