

FOR SALE

# Well Established Italian Restaurant in La Mesa

2,160 SF

PRICE:	\$349,000
LOCATION:	La Mesa, CA
REASON FOR SELLING:	Retirement
DEAL STRUCTURE:	Cash
SIZE:	2,160 SF
RENT:	\$1.30/SF + \$0.37/SF CAM
LEASE TERM:	New Lease for Qualified Buyers
PARKING:	Parking Lot
2021 GROSS SALES:	+/- \$700,000
2021 NET PROFIT:	+/- \$180,000
ABC LICENSE	Type 41

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

- Profitable family style Italian landmark available to purchase in the Jewel of the Hills, commonly known as La Mesa
- Fully fixturized restaurant with reach-in freezers, hood, grease trap, and pizza ovens all in good working condition
- One year lease remaining with new long-term lease feasible for the right qualified buyer, plus trade name and Type 41 license available to transfer
- Comfortable customer dining experience and designated area for takeout and quick grab fare
- Conveniently located in a suburban neighborhood shopping center with plentiful parking and easy access to Hwy I-8 and SR-125
- Monthly gross sales +/- \$58,000, with working owner averaging a monthly net of +/- \$15,000



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