

FOR SALE

Profitable Fixturized Restaurant & Bar in Bressi Ranch

1,450 SF + 766 SF Patio

PRICE:	\$395,000
LOCATION:	Carlsbad, CA 92009
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	1,450 SF + 766 SF Patio
RENT:	\$5.93/SF includes NNN
LEASE TERM:	8 Years + One 5 Year Option
ABC LICENSE:	Type 47
PARKING:	Parking Lot
2021 & 2022 AVG. GROSS SALES:	+/- \$1,080,000

*Stock Photo - Actual photos and address provided upon NDA

- Great opportunity to purchase a profitable fixturized restaurant in Bressi Ranch
- Type 47 license available to transfer
- Large outdoor patio with seating for over 48 patrons
- Proven, highly rated 4.5 star restaurant averaging \$90,000/mo. in gross sales
- Fully fixturized kitchen with large walk-in cooler, beer cooler, and well equipped bar with 14 tap lines
- High traffic desirable Bressi Ranch shopping center location with ample parking
- Location serves large corporations like Viasat, Inc., Thermo Fisher Scientific, and more in the immediate area, in addition to the affluent residents of North County



Marc Karren

858-779-3196
marc@locationmatters.com
CA LIC #01912607



Davis S. Cutler

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



THE DEMOGRAPHICS

1 MILE

Daytime Population	12,601
Population	4,596
Average HH Income	\$180,207

3 MILES

Daytime Population	67,345
Population	76,770
Average HH Income	\$138,403

5 MILES

Daytime Population	130,755
Population	246,407
Average HH Income	\$133,681

