

**ASSET SALE**

# Modern Bressi Ranch Restaurant

2,000 SF + 550 SF Patio

<b>PRICE:</b>	\$179,000
<b>LOCATION:</b>	Carlsbad, CA 92009
<b>SHOPPING CENTER LOCATION:</b>	End Cap
<b>REASON FOR SELLING:</b>	Other Ventures
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	2,000 SF + 550 SF Patio
<b>RENT:</b>	\$5.10 / SF + NNN
<b>LEASE TERM:</b>	One Year + One 5-Year Option
<b>ABC LICENSE:</b>	Type 23
<b>PARKING:</b>	Parking Lot

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

- Great opportunity to bring a new concept to Bressi Ranch within a beautifully built modern restaurant with high open ceilings
- Fully fixturized kitchen with double convection ovens, fryer, walk-in fridge, large keg cooler, and 12' hood
- Located within a desirable neighborhood shopping center with high traffic and ample parking
- Roll-up window opens to an enclosed 550 SF patio space with outdoor heaters and seating for 25+
- ABC 23 License available to transfer
- In close proximity to the high income areas of South Vista, San Elijo Hills, and the other inland and coastal communities of Carlsbad
- Daytime population of 67,345 within a 3-mile radius includes large corporations like Viasat, TaylorMade, and more



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