

**FOR SALE**

# Profitable La Mesa Deli

918 SF

PRICE:	\$299,000
LOCATION:	La Mesa, CA
REASON FOR SELLING:	Retirement
DEAL STRUCTURE:	Cash
SIZE:	918 SF + 100 SF Storage
RENT:	\$2.25/SF Gross
LEASE TERM:	5 Years + One 5-Year Option
PARKING:	Parking Lot
2021 GROSS SALES:	+/- \$500,000
2021 NET PROFIT:	+/- \$120,000

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

- Unique opportunity to purchase a profitable La Mesa deli that has been a staple in the community for over 20 years
- Fully fixtured deli in excellent condition complete with refrigerated display case, drink refrigeration, and soda dispenser
- Restaurant currently offers catering, dine-in, and takeout during morning and afternoon hours, while operating 6 days a week
- Situated in a suburban neighborhood shopping center with convenient customer parking and nearby public transit
- Monthly gross sales +/- \$42,000, with part-time working owner averaging a monthly net of +/- \$10,000
- Customer seating is comprised of both indoor tables and outside covered seating



**David S. Cutler**

858-201-4991

david@locationmatters.com

CA LIC #01306393

