

ASSET SALE

Charming Carmel Valley Restaurant

2,118 SF + Patio

PRICE:	\$149,000
LOCATION:	San Diego
REASON FOR SELLING:	Moving Locations
DEAL STRUCTURE:	Cash
SIZE:	2,118 SF + Patio
RENT:	\$15,500/mo. Includes NNN
LEASE TERM:	New Lease for Qualified Buyers
PARKING:	Parking Lot
MONTHLY GROSS SALES:	+/- \$100,000
ABC LICENSE	Type 41

*Stock Photo - Actual photos and address provided upon NDA

- Fantastic opportunity to purchase a fully fixtured sit down restaurant in beautiful Carmel Valley
- Located in a shopping center anchored by a large supermarket provides plenty of parking and consistent flow of traffic
- Kitchen equipment, fixtures, furniture, and lease improvements valued well over \$250,000 with Type 41 license available to transfer
- Current monthly rent is inclusive of NNN encompassing water and trash utilities and grease trap service
- Opportune location surrounded by both suburban and commercial business residents and in close proximity to two major freeways
- Restaurant space modernized within past 5 years provides 70 seats indoors and 20 seats for dining al fresco



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