

FOR SALE

Iconic Coastal Tavern in Solana Beach

3,884 SF

PRICE: \$795,000

LOCATION: 221 N Hwy 101, Solana Beach, CA

REASON FOR SELLING: Other Ventures

DEAL STRUCTURE: Cash

SIZE: 3,884 SF + Front Patio Dining

CURRENT RENT: \$2.93/SF + \$0.47 NNN*

LEASE TERM: 1.5 Years + Negotiable New Lease

PARKING: Lot and Street Parking

ABC LICENSE Type 47, 6am - 12am, No Food Req.

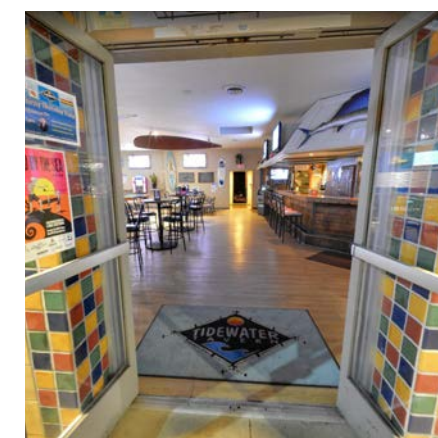
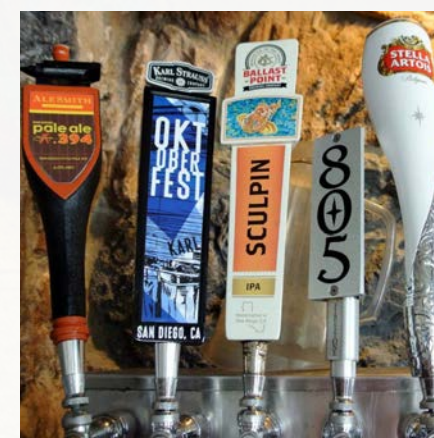
*Subject to change with new lease



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Take Virtual Tour



Part of Boardwalk
Solana Beach
Shopping Center



Ample parking available
in surrounding lots
and along Hwy 101

- Neighborhood gem established in 1994 has been under the same ownership for 30 years in the Solana Beach community
- Rare Type 47 liquor license, permitting alcohol sales between the hours of 6am-midnight with no food conditions

- Supreme location on historical Hwy 101 averaging 15,751 vehicles per day and within 0.3 miles from beach access
- Architecturally appealing built-in bow truss can be revealed by removing current drop ceiling

- Large garage door opening expands into patio, welcoming in patrons, and adding outdoor dining options
- Fixturized kitchen catering to American cuisine is equipped with a hood and walk-in cooler

LOCATION
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