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**Location Matters Announces \$3.2M Sale of Mission Hills Restaurant Property**

**Mission Hills – San Diego, CA – January 27, 2026** – Location Matters is pleased to announce the successful sale of **902 W. Washington Street**, a highly recognizable restaurant property located at the corner of one of Mission Hills' most prominent intersections. The **2,505-square-foot building**, situated on a **2,122-square-foot lot**, sold for **\$3.2 million**, a price that included both the real estate and a **grandfathered Type 47 full liquor license**.

The property, which housed **Harley Gray**, was sold as an **owner-user transaction**, with the restaurant operator having owned and occupied the building for over a decade. Harley Gray operated at the location for **12 years**, and prior to that, the site was home to **The Gathering restaurant for more than 40 years**, underscoring the property's deep-rooted place in San Diego's culinary history.

The buyer is the owner of the neighboring restaurant **La Puerta**, who plans to reposition the space with a **new restaurant concept**, further strengthening the vitality of the Mission Hills dining corridor. The property's main-and-main location, fully improved restaurant buildout, and rare liquor license underscore its value within one of San Diego's most established neighborhoods.

**Mike Spilky of Location Matters represented both the Seller and the Buyer** in the transaction. The sale follows Location Matters' successful disposition of the **adjacent creative office building at 4010 Goldfinch Street**, which closed just **six months prior**, demonstrating the firm's ability to consistently create value and deliver strategic outcomes across all real estate transactions.

**About Location Matters**

Location Matters is a San Diego based commercial real estate brokerage focused on retail properties, with a very specialized restaurant leasing and sales team.

The staff at Location Matters is made up of highly skilled commercial real estate professionals with knowledge and experience in the retail real estate, finance, and restaurant industries. The Location Matters Southern California corporate office is based in San Diego, CA, which currently services San Diego, Orange, Riverside, San Bernardino, Los Angeles, and Ventura counties.

**Links:**

For more information about Mike Spilky, visit <https://locationmatters.com/agents/michael-spilky/>

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