

**FOR IMMEDIATE RELEASE:**

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**Location Matters Sells Prominent Flame Nightclub Building on Park Boulevard for \$1,900,000**

**San Diego, California – October 7, 2015** Location Matters Brokerage Services is proud to announce the recent sale of a single story street retail property in the urban community of University Heights/Hillcrest on Park Boulevard for the price of \$1,900,000, which included the real estate, liquor license, and other personal property. The total building area is 7,800 square feet and sits on a 6,098 square foot lot. Dating back to the mid 1980's, the building housed The Flame nightclub, which has been a popular destination for the gay and lesbian community for the past three decades. The seller was Donny Duenas who had purchased the property and been operating the business since 2008. The Buyer was James Nicholas from Clownfish Partners, who intends on developing the property into a mixed-use project adding 6 apartment units and a central courtyard. Mike Spilky, Principal Broker at Location Matters, represented both the seller and buyer in this transaction. Paul Ahern of Location Matters has been retained by the buyer to help facilitate the leasing the remaining bar/lounge space.

**About Location Matters, LP**

The Location Matters team provides four synergistic and complementary services, including: Investment Sales Services, Tenant Services, Landlord Service and Restaurant Business Sales. By focusing its efforts on these services, they work to create profitable transactions for their clients.

Location Matters aims to utilize its relationships to expand and grow its clients' businesses, increase their property and asset values, and maximize their overall wealth with its comprehensive services.

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 industry. The Location Matters Southern California corporate office is based in Del Mar, CA, which currently services San Diego, Orange, Riverside, San Bernardino, Los Angeles, and Ventura, counties.

For more information about Location Matters Brokerage visit [www.locationmattersinc.com](http://www.locationmattersinc.com)