

# Rare Type 48 Bar in Downtown Oceanside | 1,940 SF + 400 SF Patio

**FOR SALE**



|                            |  |
|----------------------------|--|
| <b>PRICE:</b>              | \$295,000                              |
| <b>LOCATION:</b>           | 406 Pier View Way, Oceanside, CA 90254 |
| <b>REASON FOR SELLING:</b> | Other Ventures                         |
| <b>DEAL STRUCTURE:</b>     | Cash                                   |
| <b>SIZE:</b>               | Approx 1,940 SF + 400 SF Patio         |
| <b>RENT:</b>               | \$3.61/SF Gross                        |
| <b>LEASE TERM:</b>         | 9.5 years                              |
| <b>ABC LICENSE:</b>        | Type 48                                |
| <b>PARKING:</b>            | Street                                 |

- ✓ Fully fixtured bar with recent renovations and landlord to make significant improvements to the exterior of the building
- ✓ Currently profiting over \$300k, new concept is likely to have even higher earning potential
- ✓ Type 48 license available to transfer
- ✓ Adjacent to upcoming boutique hotel with rooftop dining
- ✓ Ideal coastal location, just 4 blocks away from the beach
- ✓ Easily accessible with a public parking lot directly across the street
- ✓ Incredible signage visibility on the main pedestrian thoroughway to Oceanside's pier
- ✓ An abundance of walking traffic with the sunset market and new restaurants and retail shops steps away
- ✓ Take advantage of the development in Oceanside's Nine Block Master Plan



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Firewater  
Saloon

