

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

**FOR SALE**



<b>PRICE:</b>	\$425,000
<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

