

Proven & Profitable Downtown Oceanside Restaurant

3,132 SF

FOR SALE



PRICE:	\$375,000
LOCATION:	Oceanside, CA 92054
REASON FOR SELLING:	Retirement
2017 SALES:	+/- \$1,000,000
2017 NET INCOME:	+/- \$150,000
DEAL STRUCTURE:	Cash
SIZE:	3,132 SF
RENT:	\$1.81/SF + \$0.64 NNN
LEASE TERM:	2 years w/ Negotiable Extension
ABC LICENSE:	Type 41
PARKING:	Street

*2017 Net Income includes discretionary and one-time expenses and management salaries.

- Amazing opportunity to be on one of Downtown Oceanside's main intersections
- Beer & Wine License available to transfer
- Well maintained & fully fixturized restaurant
- Beloved Coastal Oceanside restaurant with established clientele dating back 8 years
- Award winning, highly rated 4.5 star restaurant
- Loyal, long-tenured staff
- Proven restaurant in Downtown Oceanside, with sales continuing to trend upward yearly
- Super clean books since inception
- Ideal coastal location, just a 5 minute walk to Oceanside Pier
- Highly visible corner location, right in the middle of Sunset Market
- Take advantage of the development in Oceanside's Nine Block Master Plan



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