

# WHICH WICH®

## SUPERIOR SANDWICHES

- ✓ Beloved franchise with established clientele
- ✓ Currently absentee run - a hands on owner can bring this store back to \$1M in sales and better control costs
- ✓ Highly desirable North County Coastal location
- ✓ Great investment for E2 Visa opportunity
- ✓ In a dense shopping center, surrounded by renowned restaurants and a luxury theater
- ✓ Heavy daytime traffic, with an abundance of Class A office space nearby
- ✓ Perfect opportunity for an owner/operator to run a profitable business

<b>PRICE:</b>	\$225,000
<b>3YR AVG SALES:</b>	\$850,000
<b>2017 NET INCOME:</b>	+/- \$100,000
<b>LOCATION:</b>	North County Coastal San Diego
<b>REASON FOR SELLING:</b>	New Ventures
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	Approx 1,200 SF + Patio
<b>RENT:</b>	\$6.83/SF + NNN
<b>LEASE TERM:</b>	5 Years
<b>PARKING:</b>	Parking Lot



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