

FOR SALE

Turnkey Bankers Hill - Hillcrest Restaurant

2,000 SF + 2,500 SF Patio

PRICE: \$275,000

LOCATION: 3515 5th Ave., San Diego, CA

REASON FOR SELLING: Other Ventures

DEAL STRUCTURE: Cash

SIZE: 2,000 SF + 2,500 SF Patio

RENT: \$6,260/mo NNN

LEASE TERM: 2 yrs + 10 yr option

ABC LICENSE: Type 47 - till 2am inside

PARKING: Street



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Awesome new build-out with huge patio



Incredible fit for a variety of concepts

- Incredible opportunity to snag a fixturized restaurant & bar, ideally situated on one of Bankers Hill & Hillcrest's main drags
- Highly desirable Type 47 Liquor License, till 2am inside & 10pm on patio

- Killer brand new \$400,000 remodel completed in the last year
- Enormous patio with tons of seating and lawn area for outdoor games
- Large turnkey bar & great roll up windows

- Growing area with new condo project directly across the street
- Near the most happening Bankers Hill & Hillcrest restaurants such as Pappalecco, Tajima Ramen, Extraordinary Desserts, Barrio Star and more

