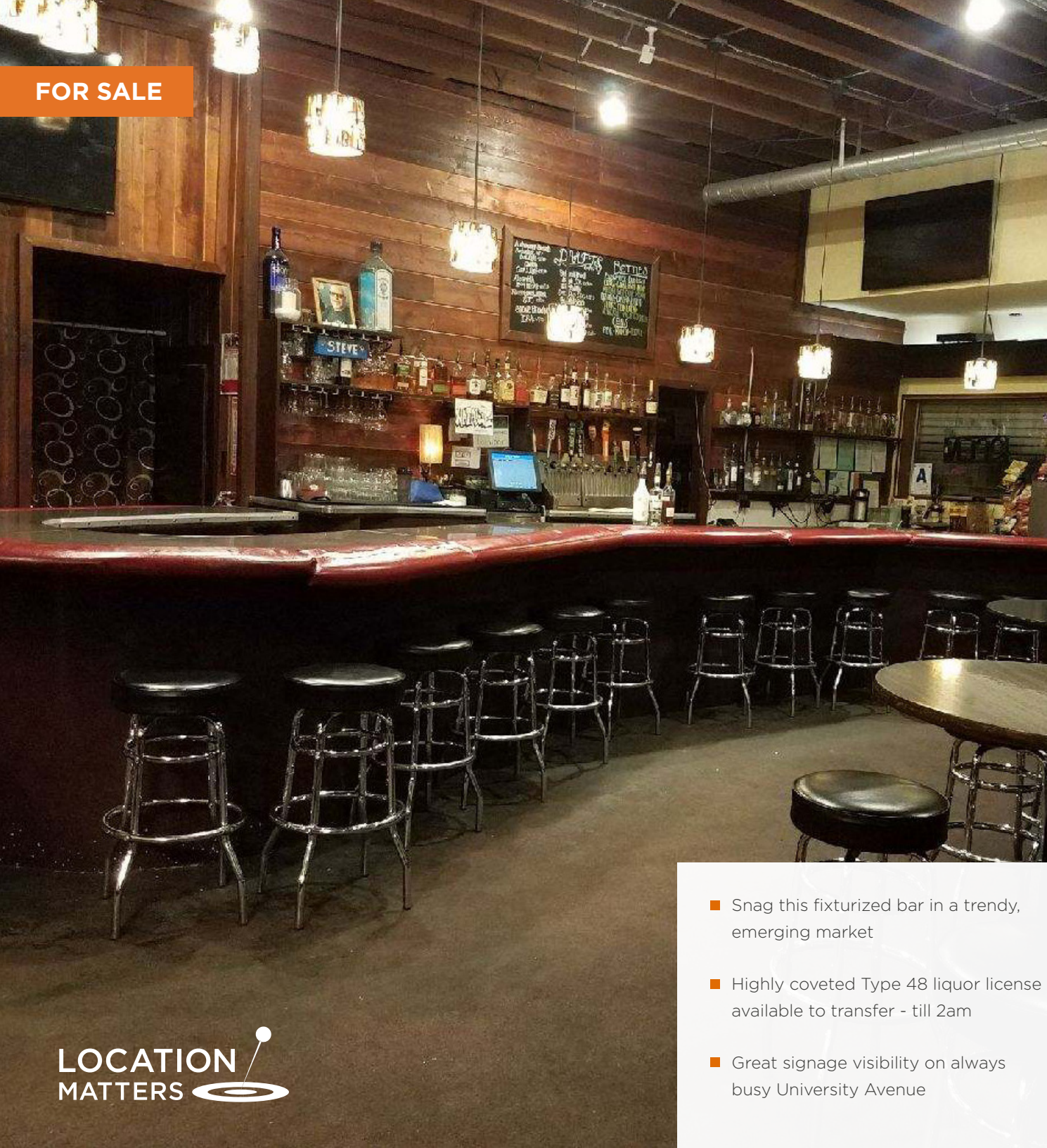


FOR SALE



Type 48 La Mesa Bar - Currently Mr. G's Tavern

1,285 SF

PRICE:	\$229,000
LOCATION:	7081 University Ave, La Mesa
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	1,285 SF
RENT:	\$1.32/SF + \$0.28/SF NNN
LEASE TERM:	New Lease
ABC LICENSE:	Type 48 - till 2am
PARKING:	On-site Parking



Mike Spilky

858-792-5521

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CA LIC #01469032

- Snag this fixturized bar in a trendy, emerging market
- Highly coveted Type 48 liquor license available to transfer - till 2am
- Great signage visibility on always busy University Avenue
- Rare on-site parking lot available
- Low rent with a brand new long-term lease
- Near all of La Mesa's coolest retail, bars and restaurants such as Farmer's Table, BO-beau, The Hills, Coin Haus and more