

FOR SALE

Isa.bella Artisan Pizzeria & Craft Beer Garden

2,760 SF + 1,400 SF Patio

PRICE: \$295,000

LOCATION: 4015 Avati Dr., San Diego, CA 92117

REASON FOR SELLING: Other Ventures

2018 NET SALES: \$770,000

2018 CASH FLOW: \$150,000+

DEAL STRUCTURE: Negotiable

SIZE: 2,760 SF + 1,400 SF Patio

RENT: \$3,900 total

LEASE TERM: 2.5 yrs + 3 yr option

ABC LICENSE: Type 41

PARKING: Parking Lot



Mike Spilky

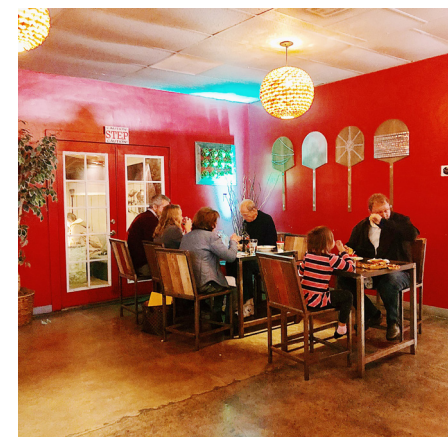
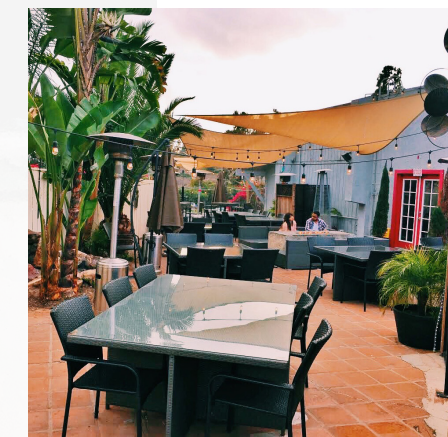
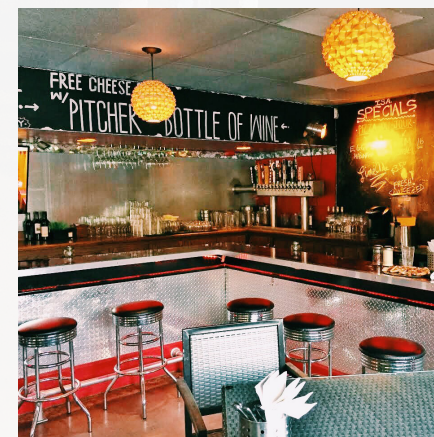
858-792-5521

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LOCATION
MATTERS

Please DO NOT Disturb Tenant





Beloved profitable restaurant



Sales have grown 20% a year and continue to climb



- Beloved Bay Park neighborhood restaurant with long-time established clientele
- Includes Type 41, Beer & Wine License
- Recently renovated and meticulously maintained
- Inviting spacious patio with a large fire pit

- 1000+ Yelp/Google reviews with overall 4.8 star rating and 1,700 Facebook & 1,000 Instagram followers
- Expansive onsite parking available
- Easily accessible, right off the I-5 Freeway & adjacent to new San Diego Trolley Stop coming soon

- Incredible signage visibility from Morena Blvd. with over 21,000 cars driving by daily
- Plenty of retail & restaurants nearby, such as Costco, Bitter Brothers Brewing & more
- Dense neighborhood location, with over 320,000 residents in a 5-mile radius & incomes in excess of over \$105,000

LOCATION MATTERS