

FOR SALE

Stunning Turn-Key Carmel Valley Restaurant

5,126 SF + Patio

PRICE: \$295,000

LOCATION: 5980 Village Way, San Diego, CA

DEAL STRUCTURE: Cash

SIZE: 5,126 SF + Patio

RENT: \$4.00/SF + \$1.34/SF NNN

LEASE TERM: 5 Years + 2 Five Year Options

ABC LICENSE: Type 47 - Till 12am Every Day

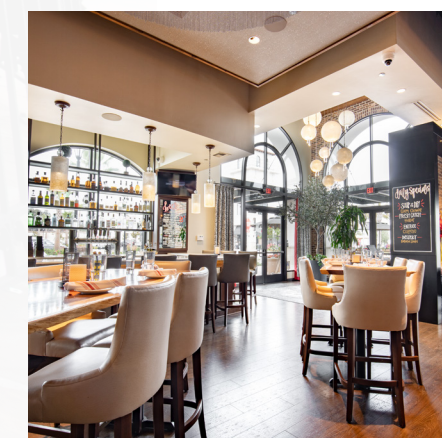
PARKING: Parking Lot



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LOCATION
MATTERS





Currently
Amici's Ristobar



Immaculate restaurant in
The Village at
Pacific Highlands Ranch



- Beautifully built-out restaurant in a prominent Carmel Valley shopping center
- Type 47 license available to transfer
- Over \$1.6M spent in build out cost in 2016 and a \$200k remodel in 2018

- Chef's kitchen with open display, large hood and state-of-art Wood Stone pizza oven
- Great visibility with large, heated patio that seats 45
- Can fit a variety of different concepts

- Highly trafficked shopping center with an abundance of parking
- 4.6 Million SF of Class A office within 1.75 miles and more under construction
- High average household income of \$183,711 within a 3 mile radius



Site Plan



5980 Village Way, San Diego, CA 92130

