

FOR SALE

# Rare Type 48 La Mesa Bar

1,285 SF

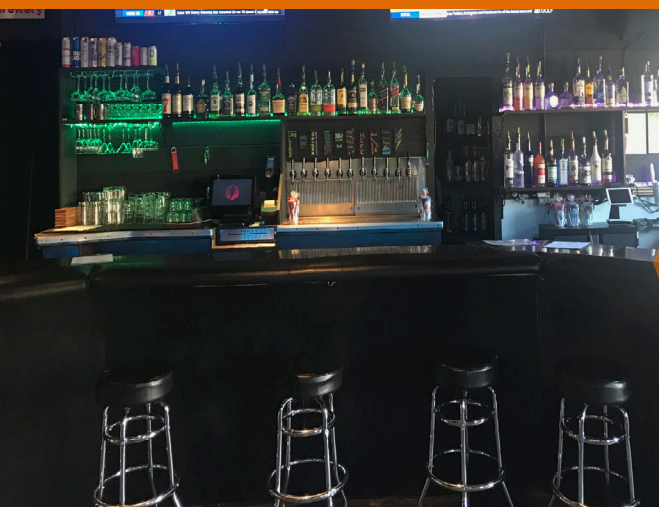
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|---------------------|-----------------------------------|
| PRICE:              | \$265,000                         |
| LOCATION:           | 7081 University Ave., La Mesa, CA |
| REASON FOR SELLING: | Consolidating                     |
| DEAL STRUCTURE:     | Cash                              |
| SIZE:               | 1,285 SF                          |
| RENT:               | \$1.45/SF + \$0.28/SF NNN         |
| LEASE TERM:         | 10 years + 2 five year options    |
| ABC LICENSE:        | Type 48                           |
| PARKING:            | Parking Lot                       |



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Extremely rare  
Type 48 License  
available in La Mesa



Currently  
Bolt Brewery  
& Spirits



- Snag this fixtured bar in a trendy, emerging market - La Mesa
- Highly coveted Type 48 liquor license available to transfer - till 2am

- Low rent with a brand new long-term lease
- New remodel done in the past year
- Great signage visibility on always busy University Avenue

- Rare on-site parking available
- Near all of La Mesa's coolest retail, bars and restaurants such as Farmer's Table, BO-beau, The Hills, Coin Haus and more

LOCATION  
MATTERS