

FOR SALE

Profitable Purified Water and CBD Shop in Central San Diego

1,200 SF

PRICE:	\$399,000
LOCATION:	San Diego, CA 92111
REASON FOR SELLING:	Other Opportunities
DEAL STRUCTURE:	Cash
SIZE:	1,200 SF
RENT:	\$2,335/mo + low NNNs
LEASE TERM:	1.5 Years + 5 Year Option
PARKING:	Parking Lot
ANNUAL GROSS SALES:	+/- \$330,000
MONTHLY NET PROFIT:	+/- \$12,000-\$14,000/mo

- Unique opportunity to purchase a successful purified water and CBD shop that serves all areas of San Diego County
- Acquire a store with a loyal customer base, excellent reputation for stocking only the highest quality CBD products, and a state of the art water purification system
- Five star reviews on Yelp & Google, in addition to a active social media presence
- Upside to increase sales by implementing online presence
- Passive income through outdoor 24 hour self-service water vending machine
- Enjoyable work environment with incredibly supportive owner who will train new ownership
- Highly visible from always busy Clairemont Mesa Blvd and accessible location from major freeways like the 163 and I-805



David S. Cutler
858-201-4991
david@locationmatters.com
CA LIC #01306393

