

FOR SALE

# Fully Fixturized Rancho Bernardo Restaurant

2,000 SF + Patio

PRICE: \$49,000 - Priced to Sell!

LOCATION: 11975 Bernardo Plaza Dr., San Diego

DEAL STRUCTURE: Cash

SIZE: 2,000 SF + Patio

RENT: \$4.24/SF + \$0.73/SF NNN

LEASE TERM: 7 Years

PARKING: Parking Lot



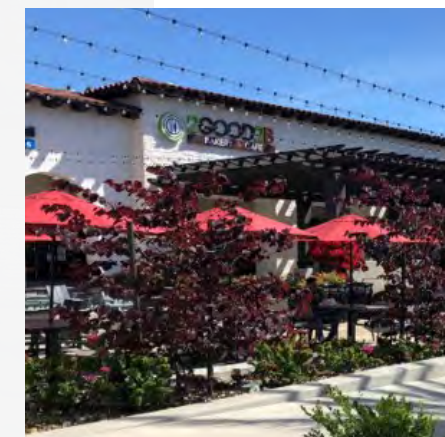
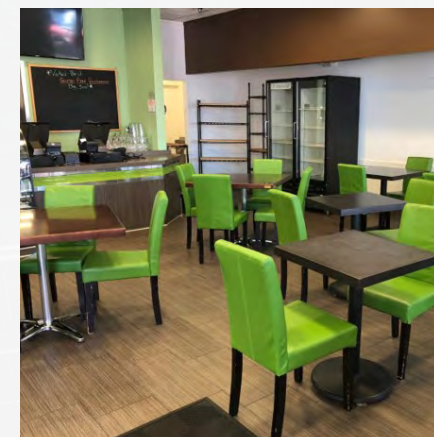
**David S. Cutler**

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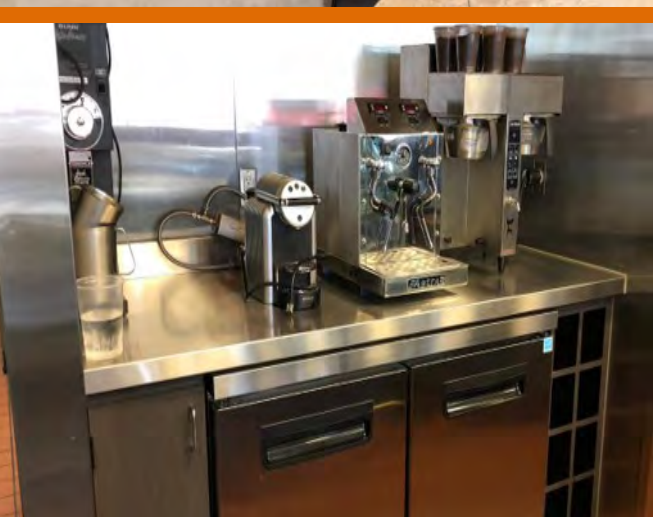
CA LIC #01306393

LOCATION  
MATTERS





Previously  
2Good2B  
Bakery & Cafe



Closed and Ready  
for Immediate  
Occupancy

- Turn-key restaurant opportunity in the heart of Rancho Bernardo
- Selling for pennies on the dollar, with equipment & build-out costs amounting to over \$250,000

- Great visibility with large outdoor shared covered patio with fire place
- Very well maintained restaurant in a highly trafficked Rancho Bernardo Town Center with major national tenants

- Full kitchen with 10' hood, large walk-in refrigerator/freezer, Aloha POS, and more
- Can fit a variety of different concepts including sushi, bakeries, Mexican, Chinese and more

