

FOR SALE

Rare Type 47 Ocean Beach Restaurant

2,900 SF + 2,500 SF Shell Space

LOCATION: 4934 Voltaire St., San Diego, CA

REASON FOR SELLING: Other Ventures

DEAL STRUCTURE: Cash

SIZE: 2,900 SF + 2,500 SF Shell Space

RENT: \$2.60 /SF + \$0.46 /SF NNN

LEASE TERM: 7.5 Years + One 5 Year Option

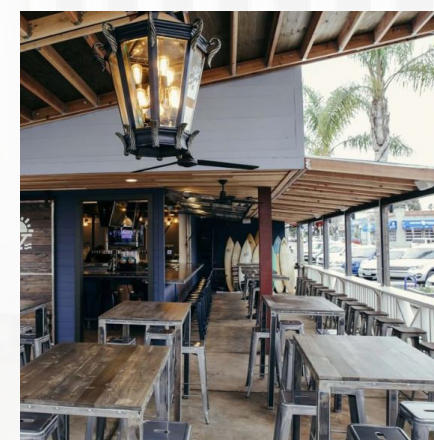
ABC LICENSE: Type 47 - till 2am

PARKING: Parking Lot



Mike Spilky

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Currently Voltaire Beach House



OB restaurant with large indoor/outdoor space



- One of a kind opportunity to purchase a fully fixturized Ocean Beach restaurant with upside for expansion
- Very rare Type 47 liquor license available to transfer - till 2am in Ocean Beach

- Significant new build out with very large indoor/outdoor space, high ceilings, and floor to ceiling windows with abundant natural light
- Expansive adjacent shell space of 2,500 SF that can be built-out for a variety of uses
- Generous on-site parking lot available

- Walking distance from charming OB neighbourhood
- Join the eclectic OB community with neighbors such as OB Noodle House, 3rd Corner Wine Shop & Bistro, BO-beau Kitchen + Bar, and more





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