

**FOR SALE**

# Well Known Turn-Key Del Mar Restaurant

2,103 SF + 940 SF Patio

<b>PRICE:</b>	\$295,000
<b>LOCATION:</b>	Del Mar, CA 92130
<b>REASON FOR SELLING:</b>	Consolidating
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	2,103 SF + 940 SF Patio
<b>RENT:</b>	Call
<b>LEASE TERM:</b>	7 years + 5 Year Option
<b>ABC LICENSE:</b>	Type 47
<b>PARKING:</b>	Expansive Parking Lot
<b>GROSS SALES:</b>	+/- \$2,347,000

\*Stock Photo - Actual photos and address provided upon NDA

- Take advantage of this Incredible opportunity to be in a fully fixtured restaurant in North County
- Type 47 license available to transfer
- Extremely visible restaurant with a large, fully enclosed patio
- Currently absentee run - a hands on owner could potentially take over concept and turn a profit
- Can be easily converted to any great restaurant concept - for sale with or without trade name
- Highly trafficked shopping center with an abundance of parking
- High average household income of \$183,711 within a 3 mile radius
- Dense shopping center, with restaurants doing over \$1,200/sf in sales



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