

FOR SALE

Profitable Little Italy Restaurant on India St.

3,110 SF + 1,500 SF Patio

PRICE:	\$1,995,000
LOCATION:	India St., San Diego, CA 92101
REASON FOR SELLING:	Consolidating
DEAL STRUCTURE:	Cash/Loan
SIZE:	3,110 SF + 1,500 SF Enclosed Patio
RENT:	\$26,780 + \$1,812.19 (property insurance)
LEASE TERM:	9 years + 2 Five Year Options
ABC LICENSE:	Type 47 - Till 11pm
PARKING:	Street
2018 NET SALES:	+/- \$4,000,000
2018 NET PROFIT:	+/- \$637,200

*Stock Photo - Actual photos and address provided upon NDA

- Extremely rare restaurant location in San Diego's top food destination - Little Italy
- Type 47 license available to transfer - till 11pm, 7 days a week & 10pm on patio
- Fully fixurized with brand new \$500k remodel in the past year
- Management overhead \$305k+/yr - 1 GM, 1 Kitchen GM, 2 Sous Chefs
- Established Italian restaurant in Little Italy - in business for nearly 10 years
- Large, inviting outdoor patio right on Little Italy's main drag
- Incredible signage opportunity right on always busy India Street
- Proven, highly rated 4.5 star restaurant
- Join renowned neighbors, Born and Raised, Civico 1845, Cloak & Petal and more



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