

FOR SALE

# Turn-Key Freestanding Restaurant in La Mesa

4,000 SF + 1,000 SF Patio

**PRICE:** \$229,000

**LOCATION:** La Mesa, CA 91942

**REASON FOR SELLING:** Retirement

**DEAL STRUCTURE:** Cash

**SIZE:** 4,000 SF + 1,000 SF Patio

**RENT:** \$2.50/SF includes NNN

**LEASE TERM:** 9 Years + One 5 Year Option

**PARKING:** Parking Lot



David Cutler

858-201-4991

david@locationmatters.com

CA LIC #01306393

- Great opportunity to take over a freestanding restaurant in the heart of La Mesa
- Fully fixtured restaurant with 25' hood, large walk-in cooler/freezer & more
- Extremely visible with large covered patio facing a high traffic La Mesa street
- Committed seller who will stay on to train new owner during transition
- Take advantage of a long term lease with below market rent
- Easy freeway access from I-8 and serves La Mesa, SDSU, Spring Valley, El Cajon & Del Cerro