

FOR SALE

Profitable Cafe/ Restaurant on Orange Ave. in Coronado

1,000 SF + 500 SF Patio

PRICE:	\$299,000
LOCATION:	Orange Ave., Coronado, CA 92118
REASON FOR SELLING:	Retirement
DEAL STRUCTURE:	Cash
SIZE:	1,000 SF + 500 SF Patio + Mezzanine
RENT:	\$6,936/mo, includes NNN
LEASE TERM:	New Lease
ABC LICENSE:	Type 41
PARKING:	Street
2019 NET SALES:	+/- \$1,000,000

*Stock Photo - Actual photos and address provided upon NDA

- Extremely rare opportunity to purchase a fully fixturized, profitable cafe/restaurant in the heart of Coronado Island
- Tremendous upside by adding dinner hours and taking advantage of the under-utilized beer & wine license

- Ideal patio seating facing Coronado's main drag
- Type 41, Beer & Wine License available to transfer
- Incredible signage visibility right on Orange Ave., with over 22,000 cars driving by daily

- In the epicenter of all Coronado's retail shopping, just down the street from Hotel Del Coronado
- New development occurring with La Avenida Inn quadrupling size of the hotel & Hotel Del constructing a new convention center



David S. Cutler

858-201-4991
david@locationmatters.com
CA LIC #01306393

