

**FOR SALE**

# Fixturized Restaurant on Newport Ave. in Ocean Beach

2,700 SF + Large Patio

<b>PRICE:</b>	\$179,000
<b>LOCATION:</b>	San Diego, CA 92107
<b>REASON FOR SELLING:</b>	Other Ventures
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	2,700 SF + Large Patio
<b>RENT:</b>	\$8,200/mo, includes NNN
<b>LEASE TERM:</b>	New Lease
<b>ABC LICENSE:</b>	Type 41
<b>PARKING:</b>	Street
<b>CURRENT GROSS SALES:</b>	+/- \$80,000/mo*

\*Includes sushi

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

- Great opportunity to purchase a fully fixturized restaurant in the heart of Ocean Beach
- Fully fixturized kitchen with 12' hood, walk-in cooler/freezer combo & extra storage
- Situated directly on Newport Avenue, Ocean Beach's main restaurant & retail boulevard
- Type 41, Beer & Wine License available to transfer - impossible to obtain new liquor licenses in beach communities
- Delicious Asian cuisine menu can transfer with sale, except for sushi
- Join the eclectic OB community with neighbors such as The Holding Company, OB Brewery, Hodad's, OB Beans Coffee Roasters & more.
- Ideal large patio in the rear of the restaurant - seats over 25 patrons



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