

ASSET SALE



Pacific Beach Bar/Restaurant with Type 47 License

2,546 SF + Patio

PRICE: \$349,000

LOCATION: 1014 Grand Ave., San Diego

REASON FOR SELLING: Moving Locations

DEAL STRUCTURE: Cash

SIZE: 2,546 SF + Patio

RENT: \$3.34/SF + NNN

LEASE TERM: 6.5 years

ABC LICENSE: Type 47 - till 2am

PARKING: Parking Lot

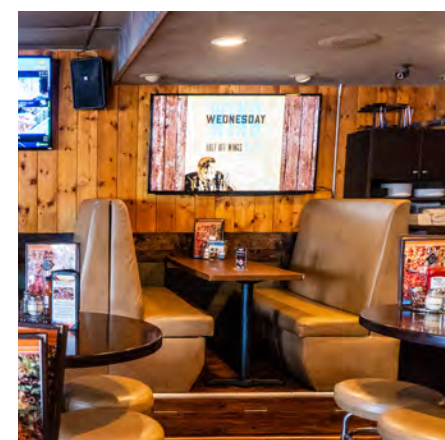
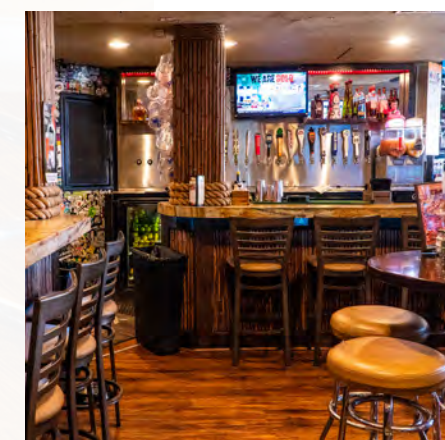
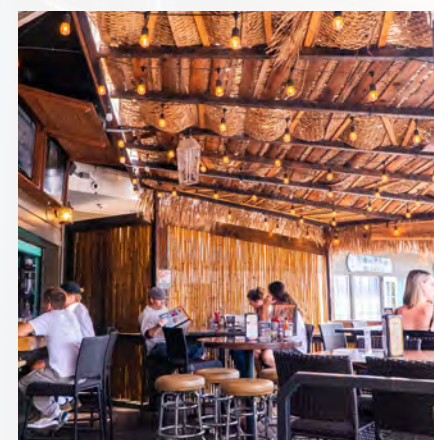


Mike Spilky

858-792-5521

mike@locationmatters.com

CA LIC #01469032





Currently
Sandbox Pizza,
Pints & Pours



Rare Type 47 License
in Pacific Beach

- Incredible opportunity to purchase a fixturized restaurant/bar in Pacific Beach
- Highly coveted full liquor Type 47 license available to transfer - till 2am in PB
- Fully fixturized kitchen - all FF&E will remain except pizza oven
- Historically generated high sales volume - consistently over \$2.5 million a year in sales
- Rare expansive on-site parking lot available for customers
- Join the high energy PB community with neighbors such as El Prez, Moonshine Beach, Cabo Cantina, Crushed and more

