

FOR SALE



# Turn-Key Fixturized Restaurant in Scripps Ranch

2,200 SF + Large Patio

PRICE: \$90,000

LOCATION: 9844 Hibert St., San Diego, CA 92131

REASON FOR SELLING: Other Opportunities

DEAL STRUCTURE: Cash

SIZE: 2,200 SF + Large Patio

RENT: \$10,800/mo includes NNNs

LEASE TERM: New Lease

ABC LICENSE: Type 41

PARKING: Parking Lot

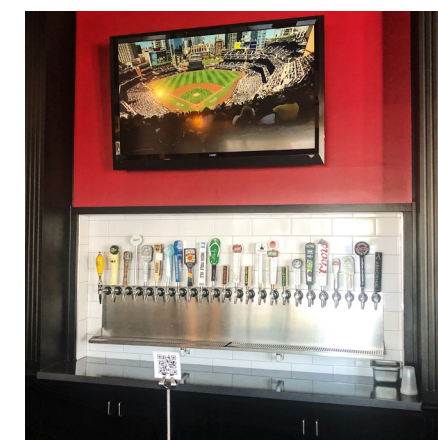


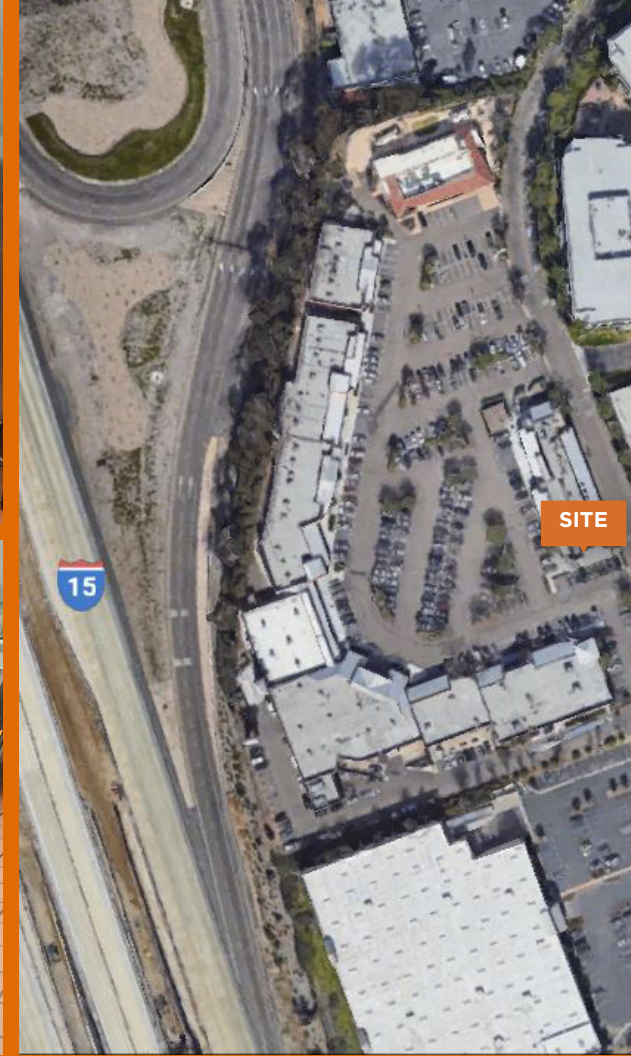
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Currently  
My Chick



### Fixturized Fast Casual Restaurant in Scripps Ranch



- Great opportunity to purchase a fixturized fast casual restaurant in Scripps Ranch
- Like-new kitchen fixtures in addition to 24 beer taps with a large beer cooler - Type 41 License available to transfer




- Services the high density affluent area of Scripps Ranch
- Ideal end cap location with a large wrap around patio seating in Trader Joe's anchored shopping center

- Ample amount of parking for customers provided by the center
- Conveniently located with direct access to the I-15, providing quick entry to/from the neighboring communities of Miramar, Mira Mesa, Poway & Rancho Peñasquitos





# Demographics

## 1 MILE

 Daytime Population	12,791
 Population	24,302
 Average HH Income	\$113,096

## 3 MILES

 Daytime Population	40,866
 Population	131,090
 Average HH Income	\$138,031

## 5 MILES

 Daytime Population	103,447
 Population	208,165
 Average HH Income	\$143,616

