

FOR SALE

# Rare Type 47 Ocean Beach Restaurant

2,900 SF + 2,500 SF  
of Semi-Improved Space

PRICE:	\$750,000 OBO
LOCATION:	4934 Voltaire St., San Diego, CA
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	2,900 SF + 2,500 SF Semi-Improved Space
RENT:	\$2.82 /SF + \$0.46 /SF NNN
LEASE TERM:	7 Years + One 5 Year Option
ABC LICENSE:	Type 47 - till 2am
PARKING:	Rare Large Exclusive Parking Lot



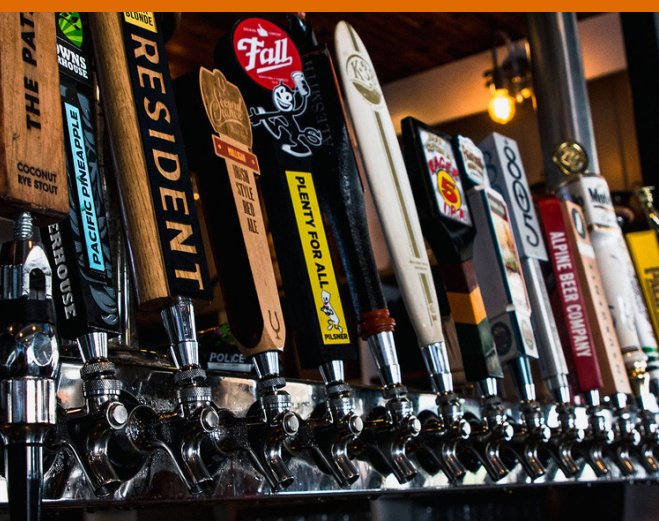
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Currently Voltaire  
Beach House



OB restaurant with large  
indoor/outdoor space

- One of a kind opportunity to purchase a fully fixturized Ocean Beach restaurant with upside for expansion
- Very rare Type 47 liquor license available to transfer - till 2am in Ocean Beach

- Significant new build out with very large indoor/outdoor space, high ceilings, and floor to ceiling windows with abundant natural light
- Expansive adjacent semi-improved, licensed expansion space that can be for a variety of uses
- Generous on-site parking lot available

- Walking distance from charming and eclectic OB neighbourhood
- Join the eclectic OB community with neighbors such as OB Noodle House, 3rd Corner Wine Shop & Bistro, BO-beau Kitchen + Bar, and more







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