

FOR SALE

# Fixturized Fast Casual Restaurant & Deli in Point Loma

1,825 SF

PRICE:	\$119,000
LOCATION:	San Diego, CA 92110
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	1,825 SF
RENT:	\$5,400/mo includes NNNs + CAMs
LEASE TERM:	2 Years + One 5 Year Option
ABC LICENSE:	Type 41 - till 12am
PARKING:	Parking Lot
PRE-PANDEMIC GROSS SALES:	+/- \$720,000
GROSS MONTHLY SALES:	+/- \$55,000

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

- Highly visible fast casual Point Loma restaurant & deli with fully fixturized kitchen and Type 41 license available to transfer
  - Large kitchen with 12’ hood, grease trap, walk-in cooler and equipment that recently underwent a \$50k upgrade
- Potential for an experienced restaurant/ quick service operator to purchase location with a licensing agreement
  - Generous on-site parking lot and easily accessible location with extremely close proximity to the I-5 and beaches freeway
- Below market rents for an 1,800 square foot space in Point Loma with potential to extend lease term for a qualified buyer
  - Location serves all of the residents and daytime population from coastal Point Loma, Ocean Beach, Mission Beach. Loma Portal and Sports Arena communities












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# Demographics

1 MILE		
	Daytime Population	12,817
	Population	16,622
	Average HH Income	\$100,632
3 MILES		
	Daytime Population	80,275
	Population	107,832
	Average HH Income	\$114,807
5 MILES		
	Daytime Population	246,780
	Population	315,126
	Average HH Income	\$114,750

