

FOR SALE



# Profitable Fixturized Restaurant & Bar in Bressi Ranch

1,450 SF + 766 SF Patio

PRICE: \$599,000

LOCATION: 2628 Gateway Rd. Ste 120, Carlsbad

REASON FOR SELLING: Other Ventures

DEAL STRUCTURE: Cash

SIZE: 1,450 SF + 766 SF Patio

RENT: \$5.93/SF includes NNN

LEASE TERM: 8 Years + One 5 Year Option

ABC LICENSE: Type 47

PARKING: Parking Lot

2020 GROSS SALES: +/- \$804,000

2021 GROSS SALES: +/- \$1,200,000



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Currently Bantam's Roost, for sale with or without trade name



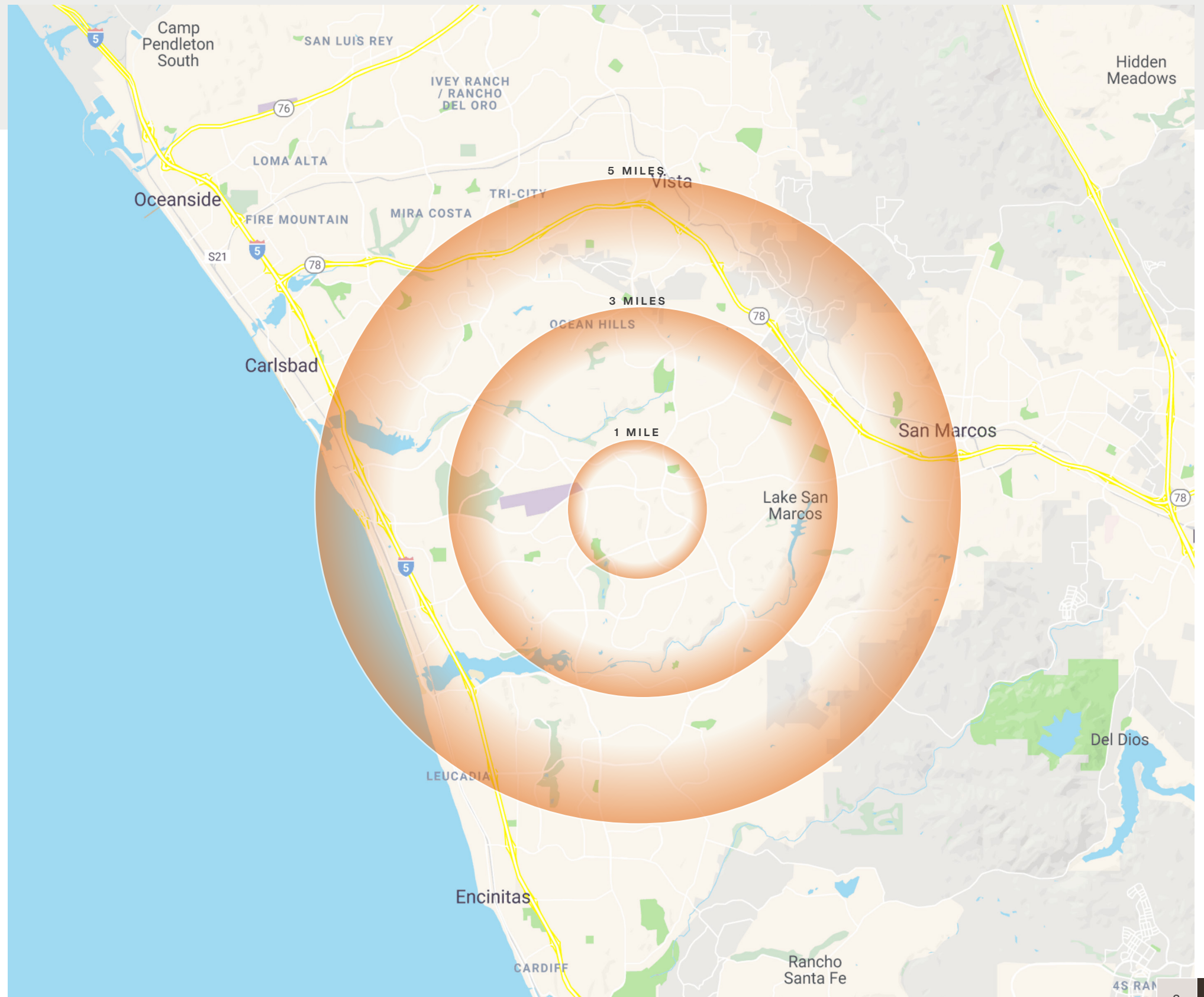
Fully fixturized restaurant in highly desirable Bressi Ranch shopping center

- Great opportunity to purchase a profitable fixturized restaurant in Bressi Ranch
- Type 47 license available to transfer
- Large outdoor patio - seats over 48 patrons
- Proven, highly rated 4.5 star restaurant grossing over \$90,000/mo in sales
- Fully fixturized kitchen with large walk-in cooler, beer cooler, and well equipped bar with 14 tap lines
- High traffic desirable Bressi Ranch shopping center location with ample parking
- Location serves large corporations like ViaStat, Inc., Thermo Fisher Scientific, and more in the immediate area and the affluent residents of North County especially Carlsbad, La Costa, and San Elijo Hills





# Demographics



## 1 MILE

Daytime Population	12,601
Population	4,596
Average HH Income	\$180,207

## 3 MILES

Daytime Population	67,345
Population	76,770
Average HH Income	\$138,403

## 5 MILES

Daytime Population	130,755
Population	246,407
Average HH Income	\$133,681