

ASSET SALE

Freestanding Type 47 Bar & Restaurant in Gaslamp

2,000 SF + 2,500 SF Patio

PRICE: \$795,000

LOCATION: 170 Sixth Ave., San Diego CA

REASON FOR SELLING: Retirement

DEAL STRUCTURE: Cash/Seller May Finance

SIZE: 2,000 SF + 2,500 SF Patio

RENT: \$11,000/mo Total + 6% of Food & 8% of Liquor Sales

LEASE TERM: 9 Years + Three 5 Year Options

ABC LICENSE: Type 47 - No Conditions

PARKING: Street



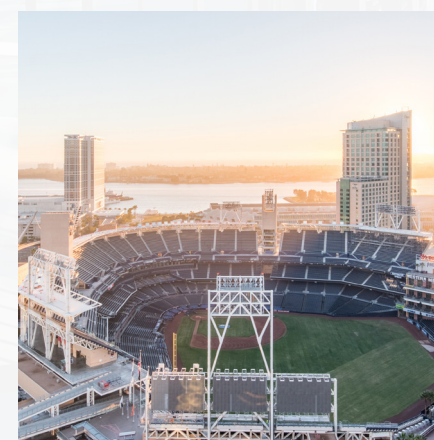
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LOCATION
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Extremely
large
exclusive patio



Freestanding restaurant
with Type 47 license
adjacent to Petco Park

- One-of-a-kind opportunity to purchase a fixtured freestanding restaurant/bar in Gaslamp
- Highly desirable Type 47 Liquor License with no conditions
- Incredible location steps away from the heart of Gaslamp, San Diego Convention Center, Petco Park & downtown hotels
- Large wrap around patio with permitted alcohol service till 12am Friday & Saturday
- Location includes a \$100k net to owner contract with NBC for San Diego Comic-Con, the largest comic convention in the United States. The convention attracts thousands of comic enthusiasts every year and in 2019 reported \$28.5 million in revenue.

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