

FOR SALE

# Profitable Asian Restaurant in Hillcrest

2,100 SF

PRICE:	\$495,000
LOCATION:	Hillcrest, San Diego, CA
REASON FOR SELLING:	Retirement
DEAL STRUCTURE:	Cash
SIZE:	2,100 SF
RENT:	\$2.68/SF NNN
LEASE TERM:	3 Years
ABC LICENSE:	Type 41
PARKING:	Street Parking
2021 NET PROFIT:	+/- \$600,000
2021 GROSS SALES:	+/- \$ 2,300,000

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

- Great opportunity to purchase a profitable fixtured Asian restaurant in the heart of Hillcrest
- Proven, highly rated restaurant with Type 41 license available to transfer
- For sale with or without trade name - great location for many restaurant concepts
- Incredibly high traffic street retail location with prime visibility from a main street in Hillcrest
- In company with neighbours such as Common Stock, Breakfast Bitch, Parma Cucina Italiana, Snooze & more
- Extremely dense neighborhood with strong daytime population from surrounding businesses as well as Scripps Mercy Hospital



**Mike Spilky**

858-764-4223  
mike@locationmatters.com  
CA LIC #01469032

**LOCATION  
MATTERS**