

FOR SALE

# Turnkey East Village Restaurant w/ 47 License

2,987 SF + 2,920 SF Basement + Patio

PRICE: \$199,000

LOCATION: 1429 Island Ave., San Diego, CA

DEAL STRUCTURE: Cash

SIZE: 2,987 SF + 2,920 SF Basement + Patio

RENT: \$15,591/mo including NNN

LEASE TERM: New Lease Available

ABC LICENSE: Type 47 till 2am Inside

PARKING: Street Parking



**Mike Spilky**

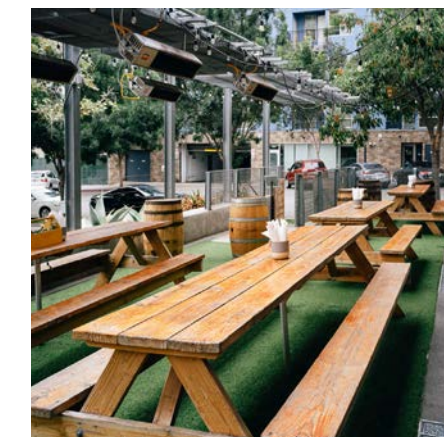
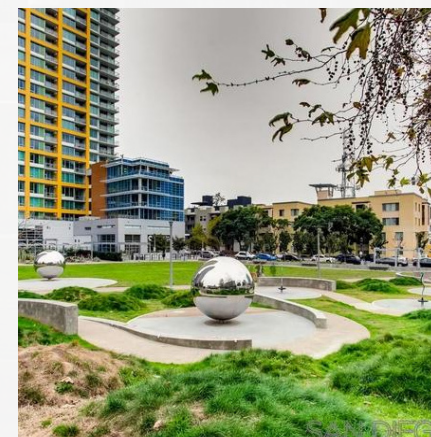
858-764-4223  
mike@locationmatters.com  
CA LIC #01469032

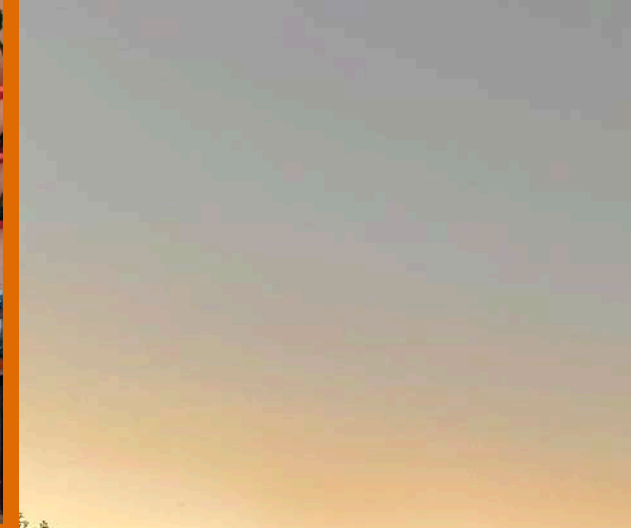


**Hannah Sierpina**

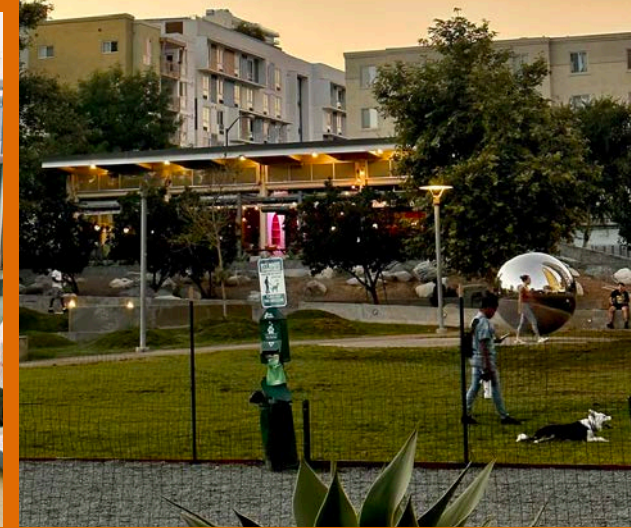
858-764-1828  
hannah@locationmatters.com  
CA LIC #02113476

LOCATION  
MATTERS





Freestanding contemporary restaurant overlooking Fault Line Park



Modbom is the perfect entertainment venue with a coffee bar, full bar, underground speakeasy bar, fixturized kitchen, and large patio

\*Please do not disturb employees

- Rare free standing fully fixturized restaurant in East Village overlooking 60,000 SF Fault Line Park

- Contemporary design with beautifully built out interior and great indoor/outdoor feel from garage doors that open to a 1,546 SF patio

- Become part of the growing and dense East Village with a plethora of new development, 1,000 adjacent apartment units, and over 55,000 residents within a 1 mile radius

- Type 47 ABC license with alcohol service permitted indoors and in basement speakeasy till 2am and till midnight on the patio

- Perfect entertainment focused venue with a fully built out coffee bar, full service bar with 8 tap lines, wood fired pizza oven, fixturized kitchen with Type 1 hood, and underground speakeasy with fully built out bar & AV setup

- Highly walkable area in close proximity to Petco Park, San Diego Library, San Diego Convention Center, Punch Bowl Social, Izola Bakery, Callie, and The Mission with easy access to the nearby trolley line as well as the I-5, 94 and 163 freeways

