

**ASSET SALE**

# Complementary Restaurant Bars in Little Italy

6,331 SF + Patios

<b>PRICE:</b>	\$595,000
<b>LOCATION:</b>	Little Italy, San Diego, CA
<b>REASON FOR SELLING:</b>	Consolidating
<b>DEAL STRUCTURE:</b>	Cash
<b>RESTAURANT SIZE:</b>	6,331 SF + Patios
<b>RENT:</b>	\$42,200/month + NNN
<b>LEASE TERM:</b>	7 years + 2 Five-year Options
<b>ABC LICENSE:</b>	Type 47
<b>PARKING:</b>	Street

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

- Incredible restaurant locations in the heart of Little Italy, San Diego's top destination for both locals and travelers
- Full liquor license with potential service for expansive outdoor area
- Massive investment made on the larger restaurant kitchen with multiple hoods, large walk-ins, and new fixtures
- Smaller secondary restaurant detailed with large bar area, kitchen, and separate patio
- Surrounded by renowned businesses and central to events happening within Little Italy
- Fairly new contemporary builds with major potential



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