

ASSET SALE



# Turnkey 2nd Gen Restaurant in the Heart of Gaslamp

2,300 SF

PRICE:	\$145,000
LOCATION:	528 5th Ave San Diego, CA
DEAL STRUCTURE:	Cash
SIZE:	Approx 2,300 SF + Patio
RENT:	\$17,356/mo including NNN
LEASE TERM:	New Lease Available
ABC LICENSE:	Type 41
PARKING:	Street Parking



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LOCATION MATTERS

\*Please do not disturb employees





Ample indoor and outdoor seating



Fully fixtured kitchen with appliances in excellent condition



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- Desirable turnkey restaurant in the Heart of the Historic Gaslamp Quarter, a hub for arts, entertainment and nightlife
- Fully fixturized kitchen with walk-in cooler, hood system, and 3-compartment sink, complemented by spacious front of house with 11' ceilings and skylights

- Inviting interior with abundant natural light and seating both inside and on back patio area
- Excellent opportunity to purchase fully equipped restaurant with a Type 41 License on the highly walkable 5th Avenue Promenade, a short distance to Petco Park & the Convention Center

- In good company with neighboring tenants including: Rustic Root, Prohibition, Havana 1920, Oxford Social Club, Pendry, BarleyMash
- Located in vibrant Gaslamp, a hotspot for both locals and tourists, undergoing a monumental reinvention of Fifth Avenue into eight distinctive plazas linked together becoming Gaslamp Promenade

