

LOCATION MATTERS

## Iconic Coastal Tavern in Solana Beach

3,884 SF

PRICE:

221 N Hwy 101, Solana Beach, CA

**REASON FOR SELLING:** 

Other Ventures

\$795,000

Cash

**DEAL STRUCTURE:** 

3,884 SF + Front Patio Dining

**CURRENT RENT:** 

\$2.93/SF + \$0.47 NNN\*

**LEASE TERM:** 1.5 Years + Negotiable New Lease

**PARKING:** 

Lot and Street Parking

ABC LICENSE Type 47, 6am - 12am, No Food Req.

\*Subject to change with new lease

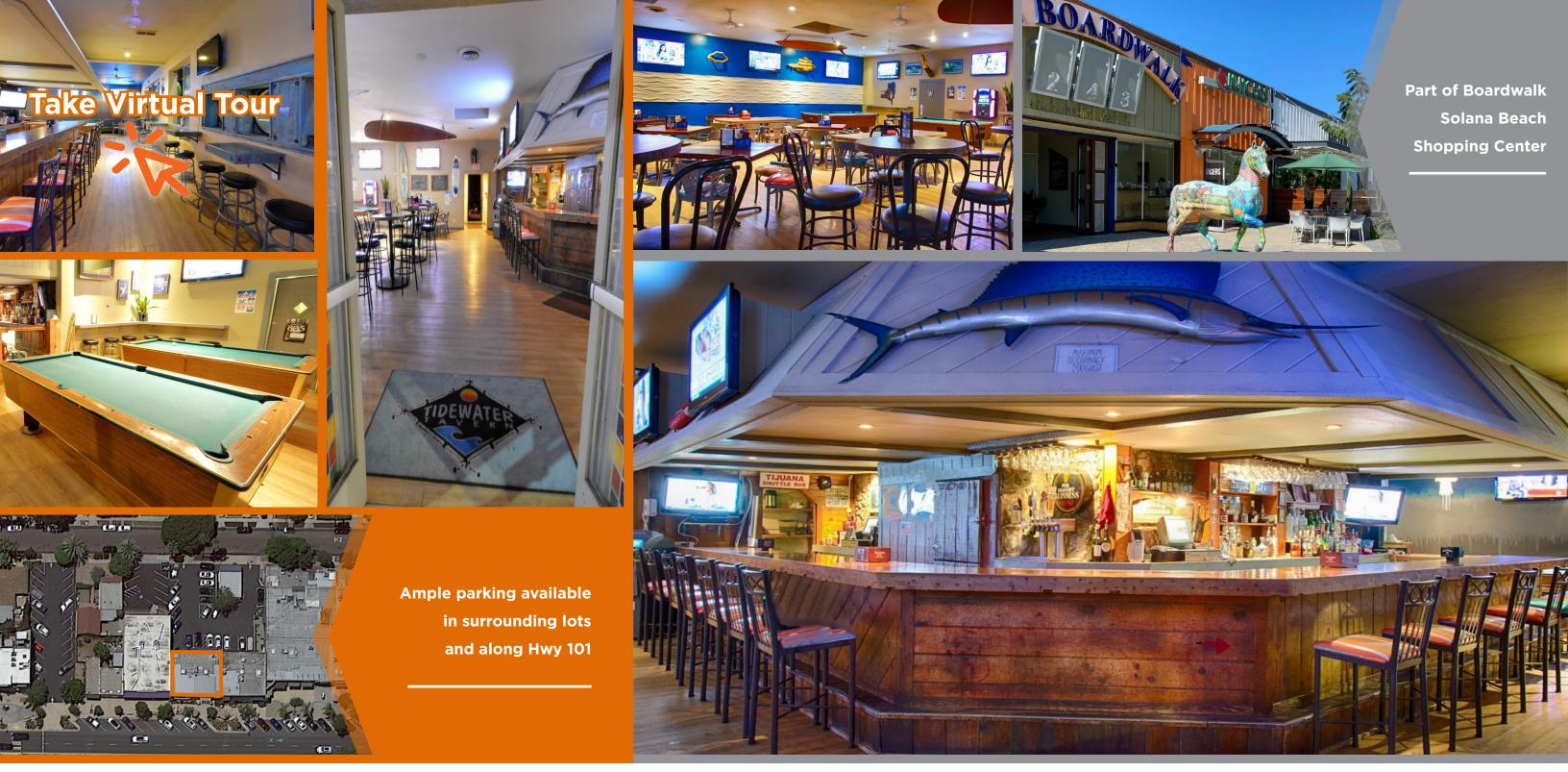


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- Neighborhood gem established in 1994 has been under the same ownership for 30 years in the Solana Beach community
- Rare Type 47 liquor license, permitting alcohol sales between the hours of 6am-midnight with no food conditions
- Supreme location on historical Hwy 101
  averaging 15,751 vehicles per day and within
  0.3 miles from beach access
- Architecturally appealing built-in bow truss can be revealed by removing current drop ceiling
- Large garage door opening expands into patio, welcoming in patrons, and adding outdoor dining options
- Fixturized kitchen catering to American cuisine is equipped with a hood and walk-in cooler

