

FOR SALE

Iconic Coastal Tavern in Solana Beach

3,884 SF

PRICE:	\$795,000
LOCATION:	221 N Hwy 101, Solana Beach, CA
REASON FOR SELLING:	Other Ventures
DEAL STRUCTURE:	Cash
SIZE:	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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Take Virtual Tour



Part of Boardwalk
Solana Beach
Shopping Center



Ample parking available
in surrounding lots
and along Hwy 101



- 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

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