

**FOR SALE**



# Profitable Little Italy Restaurant

3,110 SF + 1,500 SF Patio

<b>PRICE:</b>	\$2,395,000
<b>LOCATION:</b>	Little Italy, San Diego, CA
<b>REASON FOR SELLING:</b>	Consolidating
<b>DEAL STRUCTURE:</b>	Cash/Loan
<b>SIZE:</b>	3,110 SF + 1,500 SF Enclosed Patio
<b>RENT:</b>	\$30,141/Month
<b>LEASE TERM:</b>	4 years + 2 Five Year Options
<b>ABC LICENSE:</b>	Type 47 - Till 11pm
<b>PARKING:</b>	Street
<b>2022 NET SALES:</b>	+/- \$5,500,000
<b>2022 NET PROFIT:</b>	+/- \$856,000

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

- Extremely desirable restaurant location in San Diego's top food destination - Little Italy
- Established Italian restaurant has been in business for over a decade
- Fully fixtured with upgraded patio for dining al fresco
- Management overhead \$309k+/yr - 1 GM, 1 Kitchen GM, 2 Sous Chefs
- Type 47 license available to transfer for daily service until 11pm and 10pm on patio
- Incredible signage visibility on the highly trafficked thoroughfare
- Expansive layout to accommodate private dining parties
- Proven, highly rated 4.4 star restaurant
- Join renowned neighbors Born and Raised, Ironside Fish & Oyster, Morning Glory, and more



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