

FOR SALE



*Stock Photo - Actual photo & address provided upon NDA

Longstanding Profitable UTC Restaurant

1,260 SF + Patio

PRICE:	\$249,000
LOCATION:	San Diego, CA 92122
DEAL STRUCTURE:	Cash
RESTAURANT SIZE:	1,260 SF + Patio
RENT:	\$7,187.50/mo. + NNN
LEASE TERM:	5 Years
ABC LICENSE:	Type 41
2022 GROSS SALES:	+/- \$865,410
2022 NET INCOME:	+/- \$197,400
PARKING:	Shopping Center Parking Lot
REASON FOR SELLING:	Relocating

- Restaurant in the desirable “Golden Triangle” UTC trade area with strong demographics
- Fully fixturized kitchen to serve breakfast, lunch, and dinner with cafe seating indoor and on outside patio
- Part of a highly trafficked shopping center with substantial free surface level parking
- Clean profit of \$672,049.83 on tax returns
- Great E2 Visa opportunity for experienced restaurateur
- Restaurant with over a decade in business with hands-on ownership



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