

ASSET SALE

Lively Restaurant with Large Al-Fresco Patio in Liberty Station

2,874 SF + 4,000 SF Patio

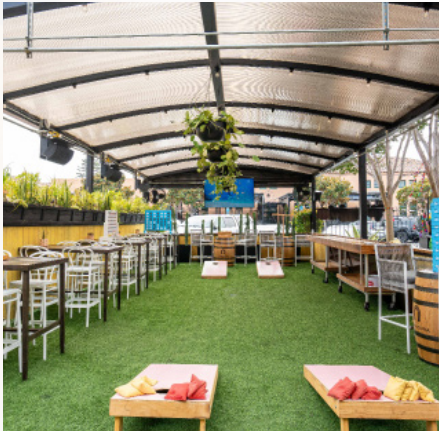
PRICE:	\$99,000
LOCATION:	2885 Perry Rd. San Diego, CA
DEAL STRUCTURE:	Cash
SIZE:	2,874 SF + 4,000 Patio
RENT:	\$15,424/mo All In
LEASE TERM:	8 Years + 2 5-Year Options
ABC LICENSE:	Type 47 - till 12am
PARKING:	Parking Lot



Mike Spilky
858-764-4223
mike@locationmatters.com
CA LIC #01469032

LOCATION MATTERS

*Please do not disturb employees





[Click here to View additional Photos!](#)



**Abundant seating options
Available at the 3 bar areas,
Inside restaurant & on patio**

***Please do not disturb employees**

- Exciting opportunity to own a vibrant restaurant/event venue with a large covered outdoor patio in Liberty Station
- Welcoming modern interior with a spacious patio for live music and games, equipped for all seasons with fire pits and heat lamps

- Type 47 liquor license available from 8 am to 12 am daily, allowing for entertainment use
- Boasting 9 million annual visitors and a \$143,000 median household income, this bustling location holds lucrative business potential

- With a rich history, Liberty Station continues to be an evolving hub offering a diverse array of restaurants, shops, entertainment, arts & history
- Premium location among notable neighbors like Five Guys, Breakfast Republic, Corvette Diner, Slaters 50/50, Vons, Trader Joe's, and more

