

**ASSET SALE**

# Longstanding Reputable Restaurant with Charm

**3,983 SF + 320 SF Patio**

<b>PRICE:</b>	\$349,000
<b>LOCATION:</b>	Hillcrest, San Diego, CA
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	3,983 SF + 320 SF Patio
<b>RENT:</b>	\$8,489.67/mo + NNN
<b>LEASE TERM:</b>	2 years + 2 5-Year Options
<b>ABC LICENSE:</b>	Type 47
<b>PARKING:</b>	Parking Lot

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

- Great opportunity to capitalize on a restaurant space with 20+ years of business success and established positive reputation
- Architectural charm with high open wood beam vaulted ceilings, a mezzanine and fireplace creating an intimate ambiance
- Highly visible & versatile space ready for a variety of restaurant & bar concepts to thrive in one of Hillcrest's hottest locations
- Extraordinarily well-maintained restaurant space with two fully equipped kitchens, including one with an open-concept layout
- Rare type 47 liquor license available ready for use until 2am
- Surrounded by thriving establishments including Burger Lounge, Peet's Coffee, Urban Mo's, Bread & Cie and more



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