

ASSET SALE

Longstanding Reputable Restaurant with Charm

3,983 SF + 320 SF Patio

PRICE:	\$349,000
LOCATION:	Hillcrest, San Diego, CA
DEAL STRUCTURE:	Cash
SIZE:	3,983 SF + 320 SF Patio
RENT:	\$10,760/mo All In
LEASE TERM:	2 years + 2 5-Year Options
ABC LICENSE:	Type 47
PARKING:	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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