

FOR SALE



Profitable Italian Restaurant in Pacific Beach

1,582 SF + Patio

PRICE:	\$750,000
LOCATION:	San Diego, CA
REASON FOR SELLING:	Moving Out of Country
DEAL STRUCTURE:	Cash
SIZE:	1,582 SF + Patio
RENT:	\$5,806/mo. All In
LEASE TERM:	Long Term Lease Available
ABC LICENSE	Type 41
PARKING:	Parking Lot
3 YEAR AVG. GROSS SALES:	+/- \$1,900,000
3 YEAR AVERAGE NET PROFIT:	+/- \$350,000

*Stock Photo - Actual photos and address provided upon NDA

- Amazing opportunity for a hands-off owner to capitalize on a fully managed profitable restaurant
- Longstanding restaurant with consistent cash flow, average net profit around \$350,000 over the last 3 years
- Type 41 ABC License available for use inside of restaurant and on outdoor patio
- Positive reputation averaging 4.73 stars based on thousands of reviews across multiple platforms and a perfect 5-star rating on TripAdvisor
- Strong demographics with an average household income of \$159,006 within a 1-mile radius
- Ideal location bordering La Jolla with close proximity to Tourmaline Beach and surrounding residential communities



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