

ASSET SALE

# Restaurant, Bar & Venue Opportunity in Little Italy

2400 INDIA ST.  
SAN DIEGO, CA 92101

\$795,000 OBO



LOCATION  
MATTERS



# The Space

/ **Restaurant Size:** 3,000 SF + 2,000 SF Enclosed Patio  
**Rent:** \$17,418.37 + NNN  
**Lease Terms:** 4 Years + Two 5-Year Options

/ **Once-in-a-generation asset sale:** turnkey bar/restaurant/venue opportunity in the heart of San Diego's hottest restaurant & nightlife district

/ **2 a.m. Type 47 liquor license + entertainment permit in place:** extremely rare in Little Italy

/ **22-year legacy as a full nightlife destination**

/ **Indoor / outdoor convertible venue with retractable roof** (≈ \$100K installed): year-round flexibility

/ **Top-tier infrastructure investment over the past 5 years:**

- Premium Hestan kitchen equipment
- New, high-end bar systems
- State-of-the-art AV / DJ / sound / lighting systems

/ **High-volume financials:** averaging \$4.1M in annual revenue (2022–2024)

/ **High-barrier-to-entry neighborhood:** No new liquor-licensed entertainment venues allowed in Little Italy & very few comparable licensed entertainment venues exist in this dense, walkable urban core

/ **Flexible future concepts possible:** ideal for reimagining into anything from live music lounge, cocktail bar, high-end dining + late-night, cultural performance hub, or hybrid concept



## ASSET SALE

**MIKE SPILKY**  
858-764-4223  
mike@locationmatters.com  
CA LIC #01469032

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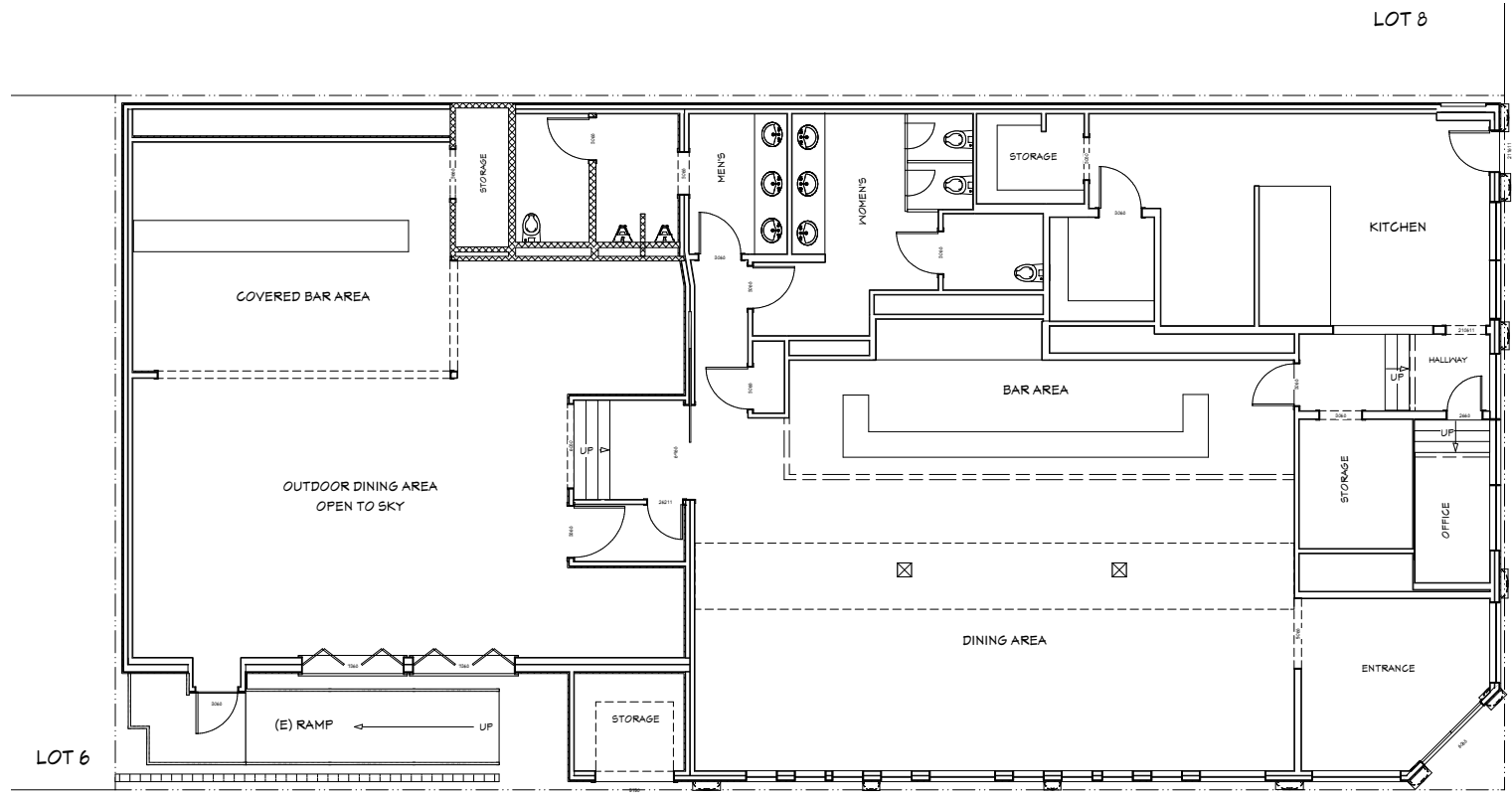
# Floor Plan



Indoor Area:  
3,000 SF



Enclosed Patio:  
2,000 SF







# Furniture and Fixtures

## CHAIRS

- 26 – S-Shaped
- 6 – Equipale
- 8 – Black Cushion
- 8 – Light Cushion / macrame
- 43 – Outdoor Café Style -misc
- 19 – Barstools

## TABLES

- 2 – Custom inside round dining tables
- 3 – Round dining tables
- 3 – Equipale tables
- 13 – 2-top black and white tables
- 5 – Outdoor large dining tables
- 7 – Outdoor lounge tables

## DÉCOR

- 4 – Chandeliers
- 2 – Neon signs
- 1 – Bar storage cabinet
- Misc – Misc Décor items (candles, art, etc)
- 5 – Disco balls
- 17 – Macrame pieces (varying sizes)
- 1 – Large disco ball (40") with plant install
- 12 – Misc cushions
- 1 – FOH sideboard/cabinet
- 1 – Mezcal cart
- 40-50 – Planters/plants

## BAR EQUIPMENT

- 4 – Taps
- 3 – Misc Shelving (varying sizes)
- 4 – Back bar coolers
- 5 – Blender station
- 6 – Glass rack
- 5 – Ice bin
- 4 – Bottle storage unit
- 2 – Waste cabinet
- 1 – Wine fridge

## KITCHEN

- 2 – Hestan range 6" work top
- 1 – Hestan range 36" 6 open burners
- 1 – Hestan range 24" plancha
- 1 – Hestan gas floor fryer
- 2 – John Boos Work table (top only)
- 1 – FSE Custom stainless steel base
- 2 – Refrigerated work top (continental)
- 1 – Reach in freezer
- 1 – Outdoor wood fired grill
- 1 – Undercounter refrigerator (Everest)
- 1 – One compartment sink
- 1 – Wall / Splash mount faucet
- 1 – Hand sink
- 1 – 3 compartment sink
- 1 – Freezer

## OFFICE/SYSTEMS

- 1 – Printer
- 10 – Security Cameras
- 8 – Speaker system
- 2 – Ipad
- 2 – Phones
- 1 – File cabinets
- 1 – Safe
- 1 – DJ Booth
- 3 – TVs
- 4 – POS terminal
- 6 – POS handhelds
- 5 – POS Toast printers





# Exterior Photos

Outdoor Bar



PAGE 6



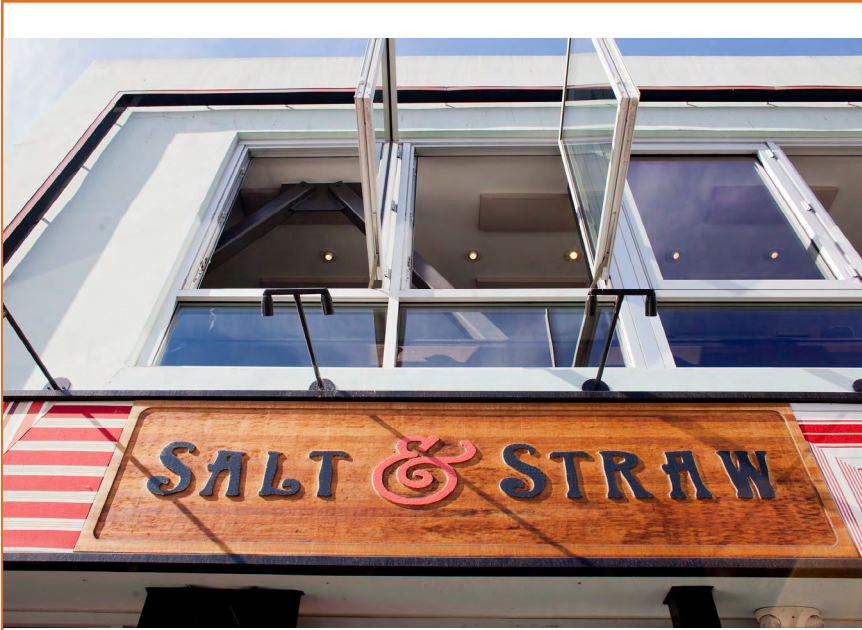


# Interior Photos



 [View More Photos](#)

# Explore the Neighborhood



|   |                                                                                       |    |                                                                                                          |
|---|---------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------|
| 1 |     | 9  |                        |
| 2 |    | 10 | <b>POSTINO</b>                                                                                           |
| 3 |    | 11 |                       |
| 4 | <b>the yasai</b><br>— BY RAKIRAKI —                                                   | 12 |                       |
| 5 | <b>RAKIRAKI</b><br>RAMEN AND TSUKEMEN                                                 | 13 |                       |
| 6 |  | 14 | <b>SHAKE SHACK</b>  |
| 7 |  | 15 |                     |
| 8 |  | 16 | <b>BORN AND RAISED</b>                                                                                   |



# What is Happening Around *Little Italy*

## Little Italy Mercato



The **Little Italy Mercato** stands as a vibrant cornerstone of San Diego's community, offering an authentic taste of local life. Every Saturday, the market transforms the streets into a bustling hub of activity, where visitors can immerse themselves in a sensory experience. It's more than just a place to shop; it's a celebration of the region's rich agricultural bounty and artisanal craftsmanship.

## Female Maker Market



The **Female Maker Market** in San Diego provides a dedicated platform for showcasing the talent and creativity of local female artisans and entrepreneurs. This market distinguishes itself by fostering a supportive and empowering environment, where women can present their handcrafted goods and unique creations.

## Marine Band San Diego Summer Concert



The **Marine Band San Diego Summer Concert** series offers a cherished tradition of musical excellence and patriotic spirit to the community. Throughout the summer, the band presents a series of free, open-air performances, bringing a diverse repertoire of musical styles to audiences of all ages.

## Taste of Little Italy



**Taste of Little Italy** is a highly anticipated culinary experience that showcases the diverse and delicious offerings of San Diego's Little Italy neighborhood. Indulge in the authentic tastes of Italy right here in San Diego's vibrant Little Italy.

# The Demographics

## 1 MILE

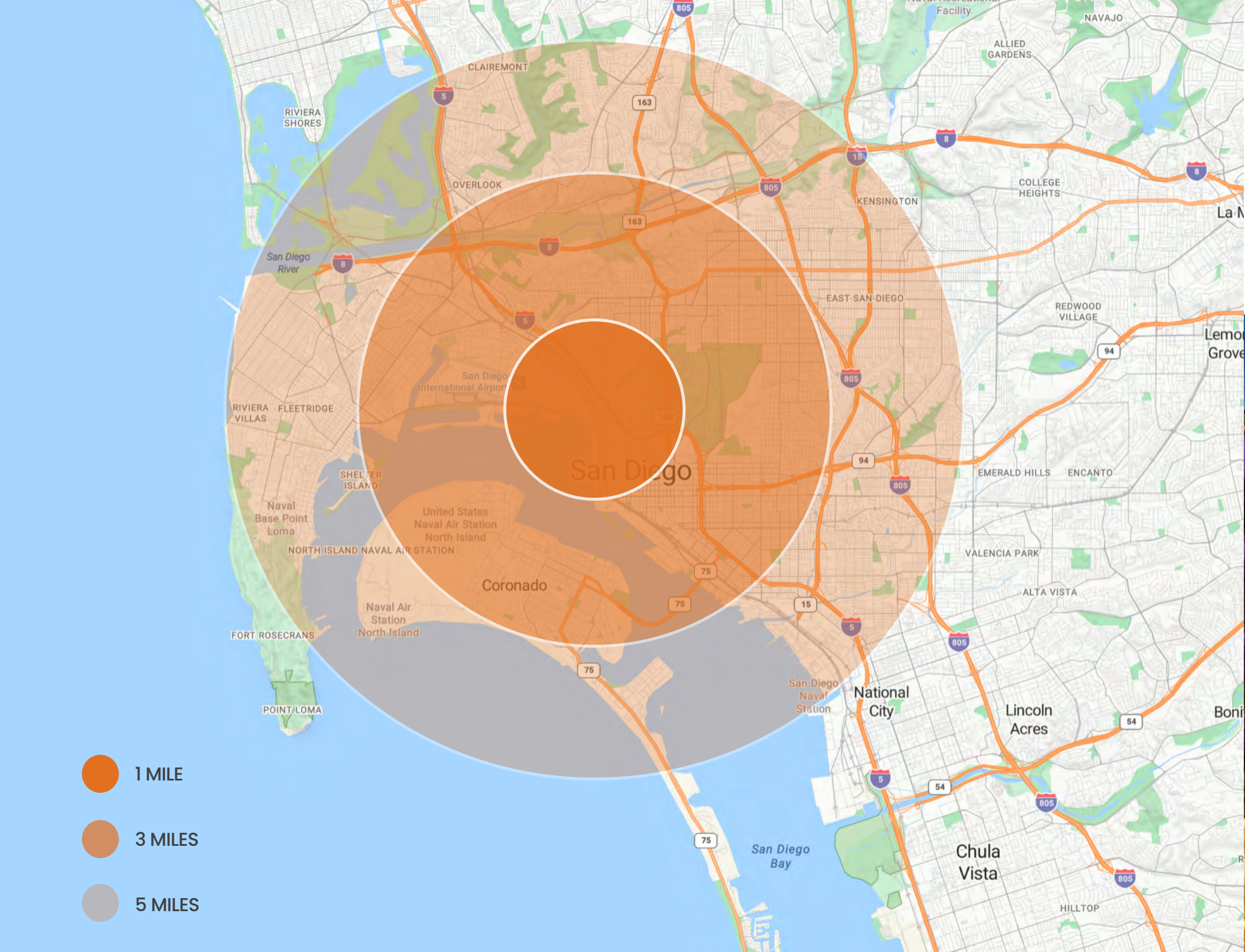
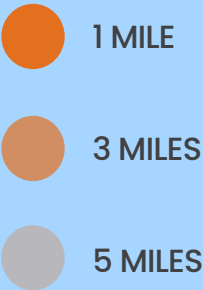
|                    |           |
|--------------------|-----------|
| Daytime Population | 55,042    |
| Population         | 26,005    |
| Average HH Income  | \$134,463 |

## 3 MILES

|                    |           |
|--------------------|-----------|
| Daytime Population | 259,303   |
| Population         | 190,429   |
| Average HH Income  | \$119,883 |

## 5 MILES

|                    |           |
|--------------------|-----------|
| Daytime Population | 473,446   |
| Population         | 447,884   |
| Average HH Income  | \$114,439 |



*Little Italy* is a captivating neighborhood that embodies the rich legacy of Italian immigrants who shaped the city's tuna fishing industry in the early 1900s. Today, it stands as a vibrant urban district, renowned for its authentic Italian restaurants, trendy boutiques, and lively piazzas. India Street, the neighborhood's main thoroughfare, pulsates with activity, drawing both locals and tourists seeking a taste of Italian culture.



# Inquiries:



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