

\*Please do not disturb employees

LOCATION

Rare Restaurant
Opportunity in
the Affluent City
of Solana Beach

## 2,258 SF + Patio

PRICE:	\$295,000
LOCATION:	945 Lomas Santa Fe Dr Solana Beach, CA 92075
DEAL STRUCTURE:	Negotiable
RESTAURANT SIZE:	2,258 SF + Patic
RENT:	\$ 15,121.41/mo All In
LEASE TERM:	Negotiable
ABC LICENSE:	Type 47
PARKING:	Parking Lot



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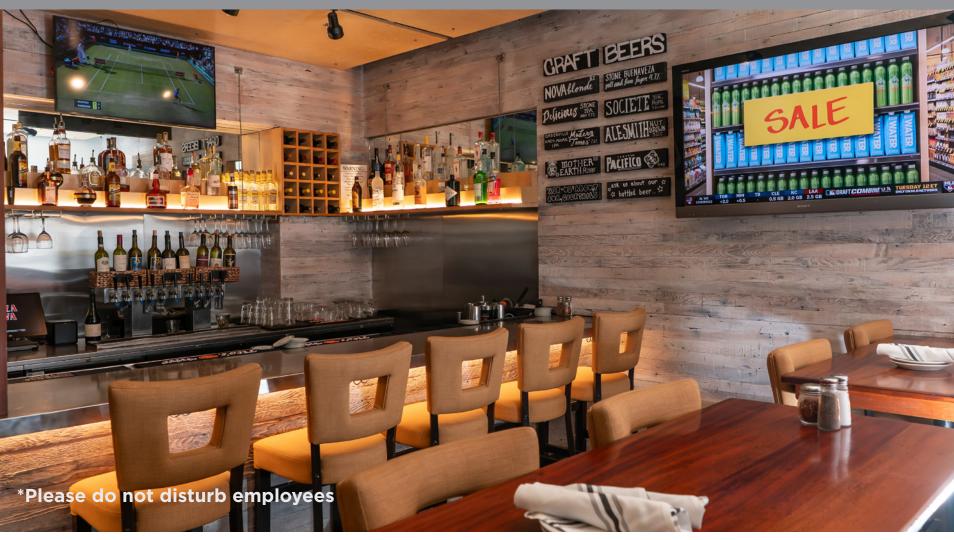








Location has been a Pizza Restaurant for over 20 years

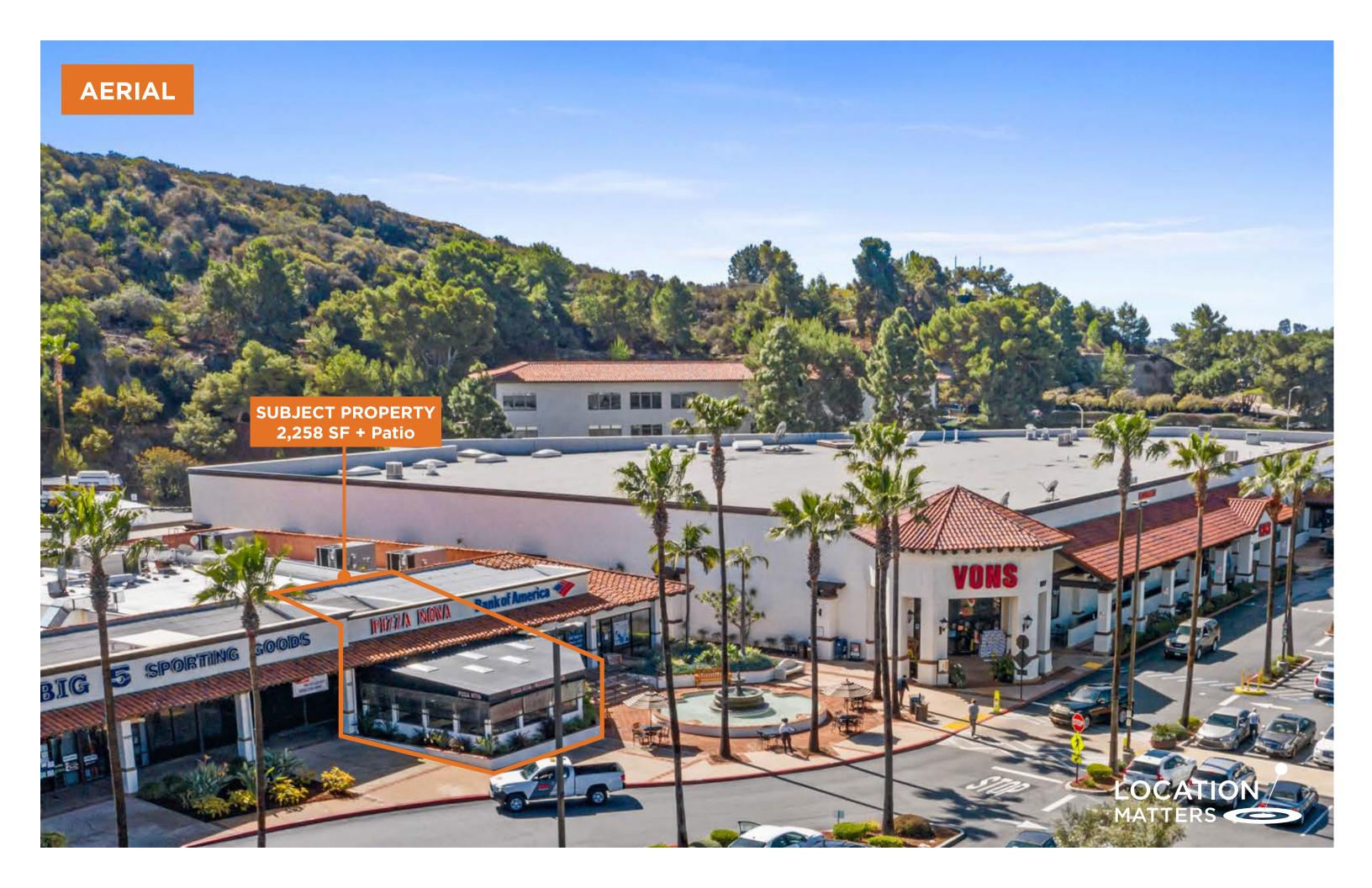




Huge covered and heated outdoor patio

- Great opportunity to enter the affluent Solana Beach market and join a large and longstanding shopping center
- Traditional interior design, fully equipped kitchen with wood burning pizza oven and large covered exterior patio with heat lamps
- High average household income over \$200,000 within a 1 mile radius & neighboring the affluent cities of Encinitas, Rancho Santa Fe and Del Mar
- Type 47 Liquor License available and ready to complement your culinary offerings
- Ideal coastal north county location with close proximity to the beach, easy access to I-5 Freeway, and nearby transit station
- Surrounded by an array of esteemed neighbors, including well-established retail outlets, popular restaurants, and national grocery store chains







## **SITE PLAN**

