

FOR SALE

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 + Patio
RENT:	\$ 15,121.41/mo All In
LEASE TERM:	Negotiable
ABC LICENSE:	Type 47
PARKING:	Parking Lot



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CA LIC #01469032



*Please do not disturb employees





Huge covered and heated outdoor patio



Location has been a
Pizza Restaurant for
over 20 years



***Please do not disturb employees**

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

**LOCATION
MATTERS**



AERIAL

SUBJECT PROPERTY
2,258 SF + Patio



LOCATION
MATTERS

AERIAL

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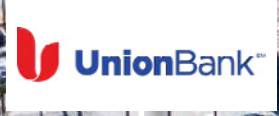
INTERSTATE
CALIFORNIA
5

+/- 235,750 ADT

SUBJECT PROPERTY
2,258 SF + Patio



SAN ANDREAS DRIVE



LOMA SANTA FE DRIVE
+/- 31,022 ADT

LOCATION
MATTERS



SITE PLAN

