



*Stock Photo - Actual photos and address provided upon NDA

ASSET SALE

Corner Restaurant Asset Sale for Fast Casual Conversion

1,243 SF + Patio

PRICE:	\$250,000
LOCATION:	Hillcrest, San Diego, CA
DEAL STRUCTURE:	Cash
SIZE:	1,243 SF + Patio
RENT:	\$6,559.75/month + NNN \$2,848.00
LEASE TERM:	4 years, additional term negotiable
ABC LICENSE:	Type 41
PARKING:	Street/Urban

- Rare Hillcrest restaurant opportunity in one of San Diego’s most active central urban neighborhoods.
- Strong trade-area fundamentals with dense residential population, walkability, medical/office users, nightlife, and neighborhood dining demand.
- Patio seating and beer/wine license add meaningful value for an operator looking to bring their own concept to the space.
- Prominent corner location with strong visibility, accessibility, and exposure to neighborhood foot and vehicle traffic.
- Existing restaurant build-out, kitchen infrastructure, FF&E, and service areas provide a valuable foundation for a concept conversion.
- Ideal for a proven operator seeking a high-barrier-to-entry San Diego location while reducing the cost, delay, and risk of a new restaurant build-out.



Mike Spilky
858-792-5521
mike@locationmatters.com
CA LIC #01469032

