



FOR SALE

Corner Restaurant Ground Zero Little Italy Location

2,189 SF + 615 SF Patio	
PRICE:	\$495,000
LOCATION:	Little Italy, San Diego, CA
DEAL STRUCTURE:	Cash
SIZE:	2,189 SF
PATIO:	615 SF
RENT:	\$15,211.13/month + NNN \$1,935
LEASE TERM:	9 Years
ABC LICENSE:	Type 41
PARKING:	Street/Urban

* Stock photo: Actual photos and address provided upon NDA

- Rare Little Italy restaurant opportunity in one of San Diego’s strongest dining and pedestrian corridors.
- Turnkey restaurant build-out with existing kitchen infrastructure, service areas, dining area, and FF&E in place.
- Beer and wine license in place, creating added value for a buyer converting the space to their own concept.
- Highly desirable restaurant real estate with strong visibility, walkability, tourism, residential density, and evening traffic.
- 600 SF exclusive patio provides meaningful added seating capacity and a major competitive advantage in the market.
- Ideal for an established operator seeking a high-barrier-to-entry San Diego location without the cost, delays, and risk of a ground-up restaurant build-out.



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