

FOR SALE

Profitable Restaurant in Solana Beach

4,400 SF + Patio

PRICE:	\$549,000
LOCATION:	437 S Hwy 101 Suite 301, Solana Beach, CA
REASON FOR SELLING:	New Ventures
DEAL STRUCTURE:	Cash
SIZE:	4,400 SF + Patio
RENT:	\$22,929/mo.
LEASE TERM:	8 Years + Two 5-Year Options
ABC LICENSE	Type 47
PARKING:	Parking Lot
2023 GROSS SALES:	+/- \$1,900,000
2024 PROJECTED SALES:	+/- \$2,100,000
2024 PROJECTED NET SALES:	+/- \$250,000



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*Stock Photo - Actual photos and address provided upon NDA

- Incredible opportunity for a hands-on operator to own a profitable restaurant with increasing bar revenue in the Heart of Solana Beach
- Recently renovated less than 2 years ago offering a modern interior with abundant natural light and a welcoming outdoor patio
- Type 47 liquor license available for use from 7am-midnight, allowing for entertainment and off-premise wine sales
- Renowned for weekend brunch and the positive reviews to prove it; 5 Stars on TripAdvisor, 4.5 Stars on Yelp and 4.4 Stars on Google reviews
- Affluent area with an average household income of \$176,786 within a 3 mile radius
- Ideal location with close proximity to the beach, transit station and easy access to I-5 freeway and an array of businesses