

FOR SALE



# Profitable Upscale Restaurant in La Jolla

2,615 SF + Patio

PRICE:	\$549,000
LOCATION:	La Jolla, CA
REASON FOR SELLING:	New Ventures
DEAL STRUCTURE:	Cash / Make Offer
SIZE:	2,615 SF
RENT:	\$13,000/mo Gross Lease
LEASE TERM:	10 Years
ABC LICENSE:	Type 47
2023 GROSS SALES:	\$2,169,144
2024 GROSS SALES:	\$1,912,107
2025 GROSS SALES:	\$1,900,445
3 YEAR AVERAGE PROFIT:	\$172,363

\*Stock Photo - Actual photos and address provided upon NDA

- High-performing, established French bistro with a decade of consistent operations in one of San Diego's most affluent coastal submarkets.
- Turnkey restaurant opportunity featuring a fully built-out kitchen, refined dining environment, and Type 47 full liquor license.
- Favorable lease in place with positioning below current market rents in a highly supply-constrained coastal trade area.
- Prime village location with exceptional visibility and foot traffic, surrounded by top-tier retail, dining, and luxury residential density.
- Strong historical performance with loyal, repeat clientele, offering immediate cash flow for an experienced operator.
- Rare acquisition opportunity with significant barriers to entry, Currently management operated, ideal for an owner-operator or group seeking a flagship presence in a premier San Diego market.



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