

Enchanting Endcap Restaurant in Bressi Ranch

3,990 SF + 830 SF Patio

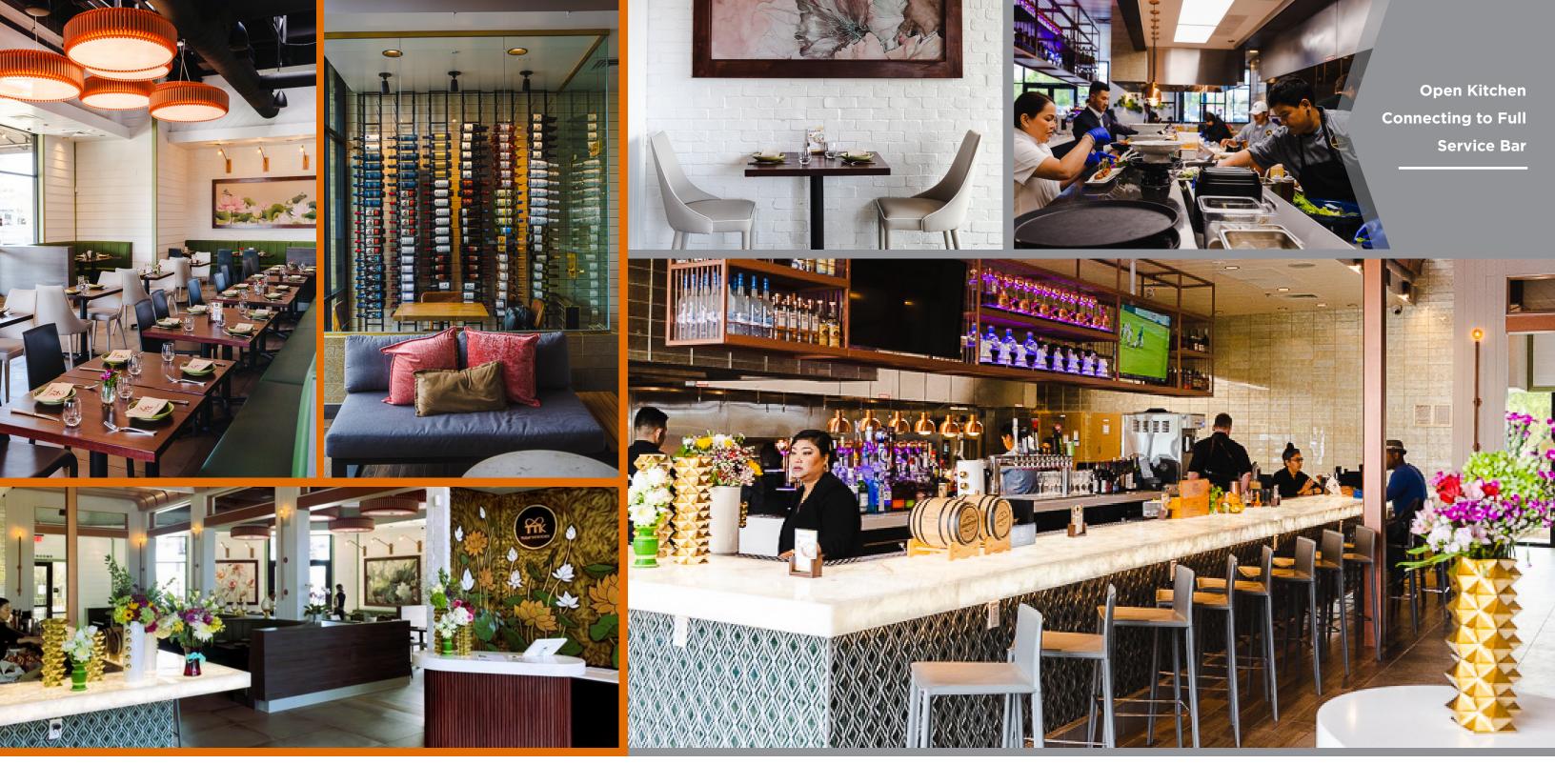
PRICE: \$195,000 2668 Gateway Rd. Carlsbad, CA LOCATION: **DEAL STRUCTURE:** 3,990 SF **RESTAURANT SIZE:** 830 SF PATIO SIZES: \$26,110.48/mo All In RENT: LEASE TERM: 7 Years ABC LICENSE: Type 47 Parking Lot



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- Opportunity awaits in the upscale Bressi Ranch Village Center, which brings in 2.5 million visitors annually
- Ideal endcap location offering excellent street visibility and prominent signage
- No expense spared, this multi-million dollar buildout features an open concept kitchen, enclosed glass wine cellar and designer finishes
- Type 47 license available ideal for utilization at the expansive full-service bar with ample seating
- Impressive demographics, \$193,520 average household income within a 1 mile radius and population of 251,308 within a 5 mile radius
- Among strong anchor tenants and a unique blend of shops, services, restaurants and eateries



