

**ASSET SALE**



# Enchanting Endcap Restaurant in Bressi Ranch

3,990 SF + 830 SF Patio

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



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LOCATION MATTERS





Open Kitchen  
Connecting to Full  
Service Bar



- 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



- Available
- Leased / Open

