



Coastal North County Restaurant For Sale

1,875 SF + Patio / Existing Type 41 ABC License



HIGHLIGHTS & DETAILS

COASTAL NORTH COUNTY RESTAURANT w/ BEER & WINE LICENSE



Rare restaurant opportunity in highly sought after North County beach community.

Newly designed kitchen with hood systems, grease interceptor, walk-in refrigerator and freezer .

Open floor plan with modern décor & expansive patio area.

Existing ABC Type 41 License with flexible conditions allowing for alcohol service until midnight 7 days/week and off-premise wine sales.

Great conversion opportunity for an experienced operator to get into a neighborhood with high barriers to entry.

Long-term lease in place with extension options.

Sale includes all furniture, fixtures, leasehold improvements, and Type 41 ABC license. (Trade Name & Menu not included)

Size: 1,875 SF plus Patio

Rent: \$3.38/SF plus NNN

Lease Term: Approx. 8 years plus (2) 5-year renewal options

Building Type: Multi-tenant street retail

ABC License: Type 41 beer & wine license, 12AM sales/service curfew, off premise wine sales allowed.

Asking Price: \$275,000

All interested parties must sign a confidentiality agreement prior to receiving further information.

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*Confidential Sale: Please do not speak with employees or customers after signing the Confidentiality Agreement

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