



East Village Restaurant For Sale

2,494 SF + Patio & Storage Space / Existing Type 47 ABC License



HIGHLIGHTS & DETAILS

EAST VILLAGE RESTAURANT | TYPE 47 ABC LICENSE



Turn-key restaurant opportunity in up-and-coming East Village neighborhood that is BOOMING with new developments.

Newly designed premises and fully equipped kitchen with hood system, grease interceptor, and (2) walk-in refrigeration units.

Open floor plan with modern décor & expansive patio area.

Existing ABC Type 47 License with flexible conditions allowing for alcohol service until 2am indoors 7 days/week.

Vaulted +/- 16' ceiling heights set the atmosphere, creating a feeling of volume and open space.

Great conversion opportunity for an experienced operator to get into an emerging neighborhood at a fraction of the cost.

Affordable lease in place with further extension options potentially available.

Sale includes all furniture, fixtures, leasehold improvements, and Type 47 ABC license. (Trade Name & Menu not included)

Size: 2,495 SF plus Patio & Storage

Building Type: Mixed-Use Street Retail

Rent: \$2.28/SF plus NNN

ABC License: Type 47 License (full liquor)

Lease Term: Expires April 2021 plus (1) 5-year renewal option

Asking Price: \$195,000

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

contact:

Paul Ahern

619.326.4400

paul@nextwavecommercial.com

Next Wave Commercial
1167 Morena Blvd.

San Diego, CA 92110

CA Lic. #02010077



***Confidential Sale: Please do not speak with employees or customers**

Disclaimer - This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.