



Coastal Encinitas Restaurant For Sale

4,262 SF + 2,868 SF Patio | Existing Type 47 ABC License



HIGHLIGHTS & DETAILS

ENCINITAS RESTAURANT | TYPE 47 ABC LICENSE



Turn-key purchase opportunity in emerging Encinitas beach community with extreme high barriers to entry.

Busy location on main thoroughfare with abundant pedestrian & vehicular traffic.

Located only a short distance to the beach and nearby to an expansive variety of other restaurants, retailers, boutiques, local and tourist attractions alike.

Newly designed premises with tremendous tenant improvements, fully equipped kitchen with expansive hood system with ability to accommodate significant sales volumes and catering.

Open floor plan with modern décor & expansive patio area.

Existing ABC Type 47 License with conditions allowing for alcohol service until 12am on weekends.

Great conversion opportunity for an experienced operator to get into a popular beach community at a fraction of the cost.

Sale includes all furniture, fixtures, leasehold improvements, and Type 47 ABC license.

Size: 4,262 SF plus 2,868 SF Patio **ABC License:** Type 47

Rent: \$3.75/SF (Gross Lease) **License** (full liquor)

Lease Term: 9 Years remaining plus **Asking Price:** \$750,000

(2) 5-year renewal options

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



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