



*Confidential Sale
actual restaurant
not pictured

Encinitas Restaurant For Sale

@4,050 SF + 1,000sf Patio w / Existing Type 47 ABC License
WITHIN WALKING DISTANCE TO THE BEACH



HIGHLIGHTS

COASTAL ENCINITAS RESTAURANT | TYPE 47 ABC LICENSE



Turn-key restaurant opportunity with modern finishes and spacious patio areas

Abundant off street parking

Full Service Kitchen

Cocktail bar

Nearly 200 person capacity

Private dining area for up to 40 people

Existing ABC Type 47 Full Liquor License

Step into an extremely hot market with a high barrier to entry at a fraction of the cost.

DETAILS

Size: @4,050 SF plus 1,000 SF Patio

Rent: \$3.98/SF plus NNN

Lease Term: Expires 2031

Options: 2 X 5 year options to extend

Price: \$525,000

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

contact:

Nate Benedetto

619.326.4400

nate@nextwavecommercial.com

CA Lic. 01436440



***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.