



*Confidential Sale
actual club not
pictured

Cocktail Lounge / Music Venue For Sale

@1,400 SF w/ Existing Type 48 ABC License & Entertainment



HIGHLIGHTS

URBAN SAN DIEGO NIGHTCLUB | TYPE 48 ABC LICENSE



Rare Type 48, 2am Liquor License allows for cocktails with no food required.

Downtown / Uptown Location central to San Diego's best neighborhoods for nightlife.

Entertainment Permitted until 2am 7 days per week.

Type 58 Caterer ABC license

Walk-in cooler supplying 10 draft beers

Below market lease rate!

Elite sound system

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

DETAILS

Size: @1,400 SF plus @300 SF Green Room & Storage

Rent: \$3,495.00 per Month (@\$2.50 psf)

Lease Term: Expires June 2023

Options: To Be Discussed

Price: \$195,000

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.