



# Little Italy Café For Sale

1,226 SF + Patio / Existing Type 41 ABC License (Beer & Wine)





# HIGHLIGHTS & DETAILS

LITTLE ITALY CAFÉ | TYPE 41 ABC LICENSE



Turn-key restaurant opportunity in one of San Diego's most vibrant dining & drinking communities.

Newly designed premises with small hood system, grease interceptor, charming bar, and existing Type 41 ABC License.

Open floor plan with modern décor and outdoor seating.

Located within close proximity to many other restaurants, boutique retailers, hotels, Mercato farmer's markets, Waterfront Park, Amici Park, and a multitude of residential projects.

Little Italy has been ranked by Forbes as Top 10 millennial neighborhoods.

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

Sale includes all furniture, fixtures, leasehold improvements, and Type 41 ABC License.

**Size:** 1,226 SF plus patio

**Rent:** \$3.65/SF plus NNN

**Lease Term:** Expires July 2020 with (2) 5-year renewal options.

**Building Type:** Mixed-Use Street Retail

**ABC License:** Type 41 License (Beer & Wine)

**Asking Price:** \$199,000

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**

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