

Little Italy Wine Bar 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.

contact:

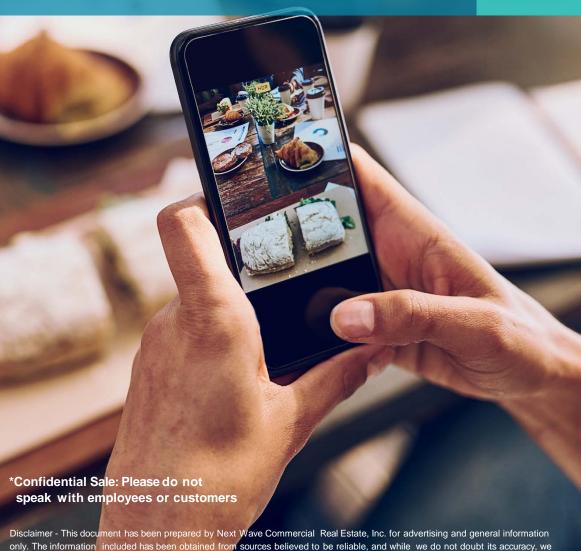
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the property for their needs.



have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the

estimates used are for example only and do not represent the current or future performance of the property. Any intereste

their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the

information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions