



# Mission Hills Wine Bar / Restaurant For Sale

+/-2,100 SF w/ Patio / Existing Type 41 ABC License (Beer & Wine)



# HIGHLIGHTS & DETAILS

MISSION HILLS WINE BAR - RESTAURANT | HIGH BARRIER TO ENTRY



Turn-key Wine Bar / Restaurant opportunity in one of San Diego's most central and affluent neighborhoods.

Located in the neighborhoods most walkable eating and drinking corridors.

Functionally designed premises with patio seating, bar top, dining area, limited service kitchen set-up, grease interceptor and existing ventilation shaft for hood.

Beautifully built out space with great frontage on the most sought after street in the neighborhood.

Great conversion opportunity for an experienced operator to get into a high demand uptown community at a fraction of the cost.

Type 41 ABC (beer & wine) License available for transfer.

Sale includes all furniture, fixtures, and leasehold improvements (Trade Name & Menu optional)

**Size:** 2,100 SF w/ Patio

**Building Type:** Street Retail

**Rent:** \$3.03 plus Utilities

**Parking:** Street parking

**Lease Term:** Expires 1/31/2023

**Asking Price:** \$175,000

w/ 1 x 6 Year Renewal Option

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

## contact:

**Cam Lacey**

[cam@nextwavecommercial.com](mailto:cam@nextwavecommercial.com)

**619.326.4400**

Next Wave Commercial  
1167 Morena Blvd.

San Diego, CA 92110

CA Lic. #02010077

**\*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.

