



North County Gastropub For Sale

5,115 SF + 1,800 SF Patio / Type 47 ABC License / Live Entertainment Permit



HIGHLIGHTS & DETAILS

NORTH COUNTY GASTROPUB | TYPE 47 ABC LICENSE



Newly designed premises with over \$2M build-out that includes two bars, large/fully equipped kitchen, state of the art audio/visual features, and expansive outdoor patio seating.

Open floor plan with modern décor, roll-up windows, vaulted ceiling heights, impressive beer tap system, and abundant flat screen TV's.

Existing ABC Type 47 License with flexible conditions allowing for alcohol service /consumption until 2am indoors and midnight on the patio area.

Entertainment Permit in place allowing for live entertainment and DJ's.

Great conversion opportunity for an experienced operator to get into recently built/no expense spared establishment at a fraction of the cost.

Long term lease in place with over 20 years remaining including renewal options.

Sale includes all furniture, fixtures, leasehold improvements, and Type 47 ABC license.

Size: 5,115 SF plus 1,800 SF Patio

ABC License: Type 47 License (full liquor)

Lease Term: Expires December 2025 with (3) 5-year options.

Entertainment: Live Music & DJ's allowed

Rent: Contact Broker

Asking Price: NEGOTIABLE

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

contact:

Paul Ahern

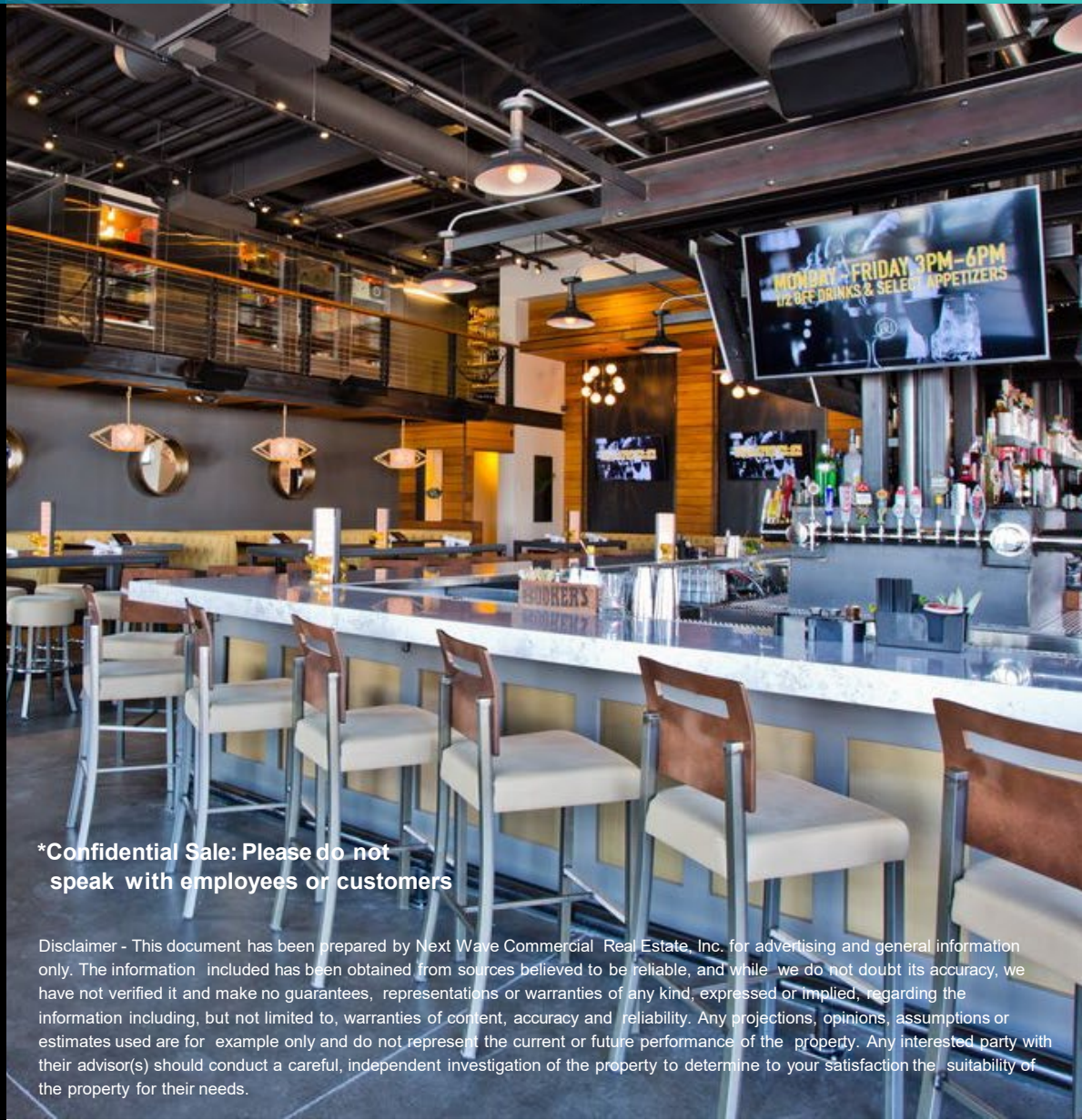
619.326.4400

paul@nextwavecommercial.com

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.