

FULL LIQUOR LICENSE PACIFIC BEACH

*Please do not disturb employees. Tours can be coordinated directly through ownership.

Meats
&
Mexican
Eats

Salsa
&
SMOKE

1520 Garnet Ave.
Restaurant Asset Sale

Contact Us

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 **URBAN STRATEGIES GROUP**
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Opportunity Overview

- Rare opportunity to open new bar / restaurant on Garnet Ave. with NEWLY ACQUIRED TYPE 47 ABC License in place. 3 year process to obtain.
- Restaurant Asset Sale in the active Pacific Beach Community
- Total Asset Price \$800,000
- Fully built out, turn key restaurant space
- Complete list of all FF&E to be provided upon request

Business Profile



ADDRESS:

1520 Garnet Ave,
San Diego, CA 92109



Size:

Over 4,000 SF of usable area including
patios
(Full building plans available)

Lease:

New Lease term available
(Broker to provide details)

Rent:

Base rent is currently \$12,316 per month,
no percentage rent

**Additional
Charges:**

Approximately \$2,000.00 per month:
Tenant pays property taxes and
insurance, and self maintains the
building, no other CAM chargers or
management fees.

*There is a first right of refusal to purchase the property, should
the Landlord wish to sell.



Location Overview

Pacific Beach is a centrally-located beachside community in the heart of San Diego. With the Pacific Ocean to the west, La Jolla to the north, Mission Beach to the south, and Interstate 5 to the east, this community attracts a wide spectrum of residents and tourists. With close to 50,000 residents and an average household income of more than \$100,000, the area has a strong local base, but is also a popular year round tourist destination. Nearby attractions include SeaWorld, Belmont Park, and the Pacific Beach Boardwalk.



Demographics



TRAFFIC COUNTS

±20,366
Garnet Avenue



AVERAGE HHI

1 Mile: \$101,307
3 Miles: \$130,839
5 Miles: \$125,053



POPULATION

1 Mile: 20,798
3 Miles: 77,647
5 Miles: 232,387

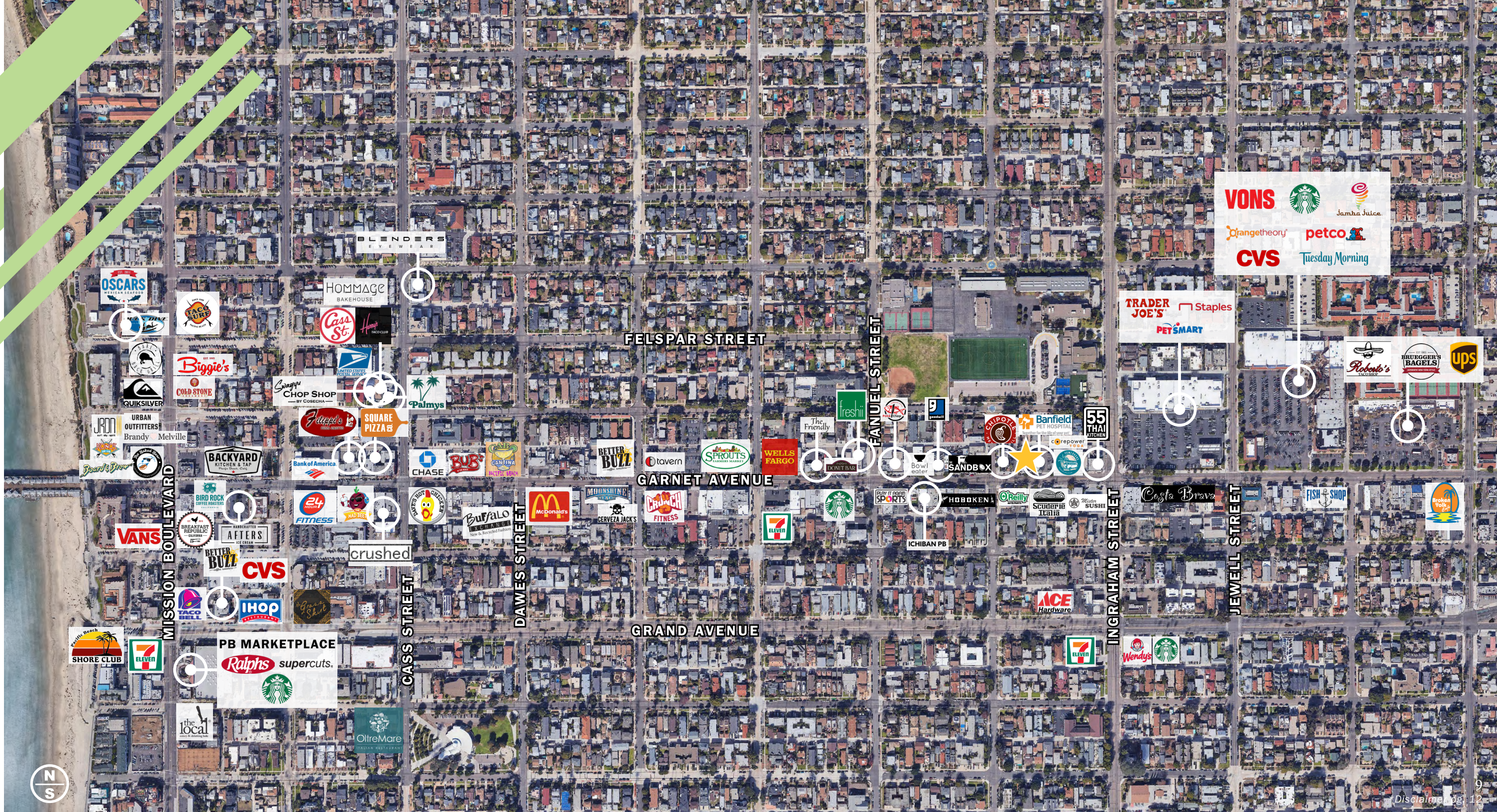


DAYTIME POPULATION

1 Mile: 13,148
3 Miles: 52,213
5 Miles: 176,805

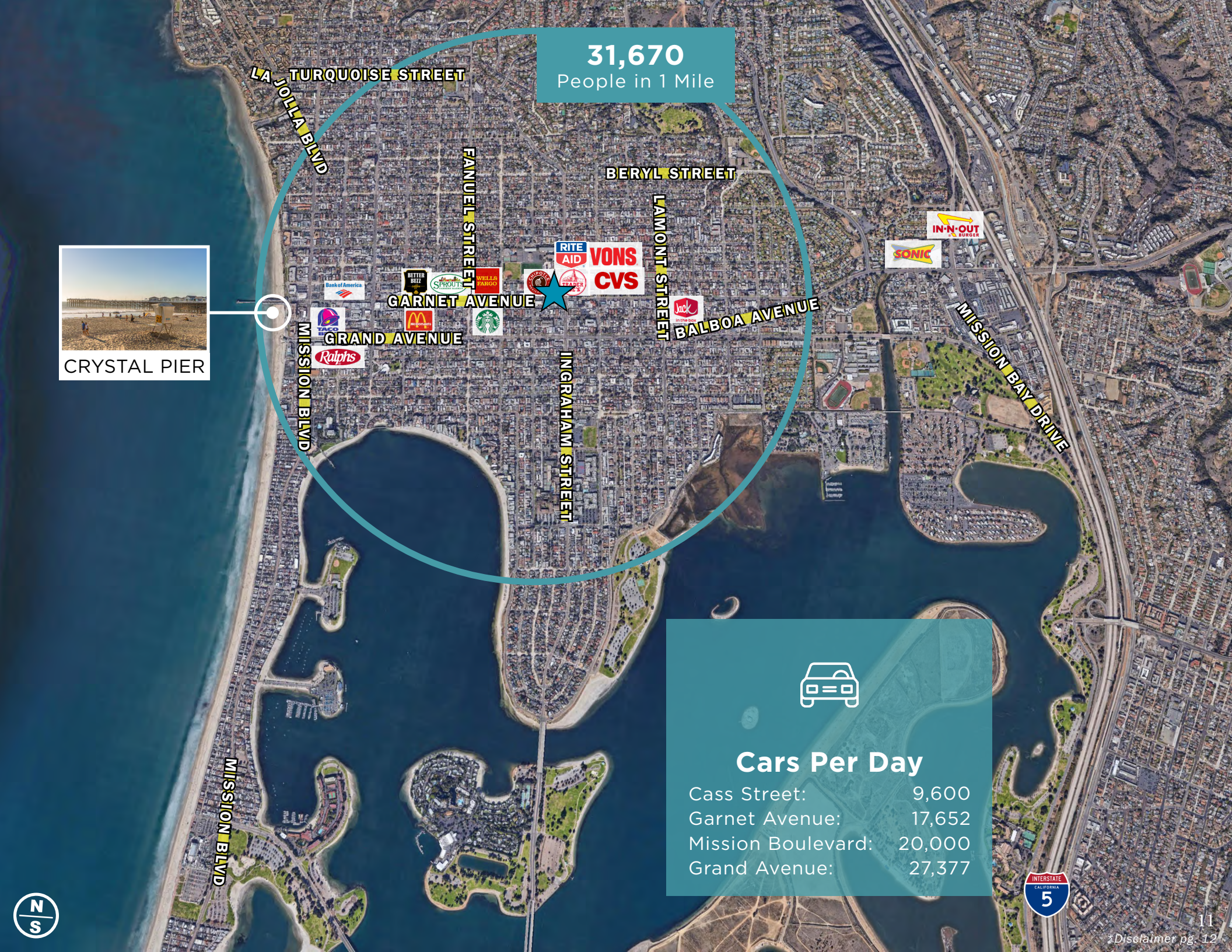
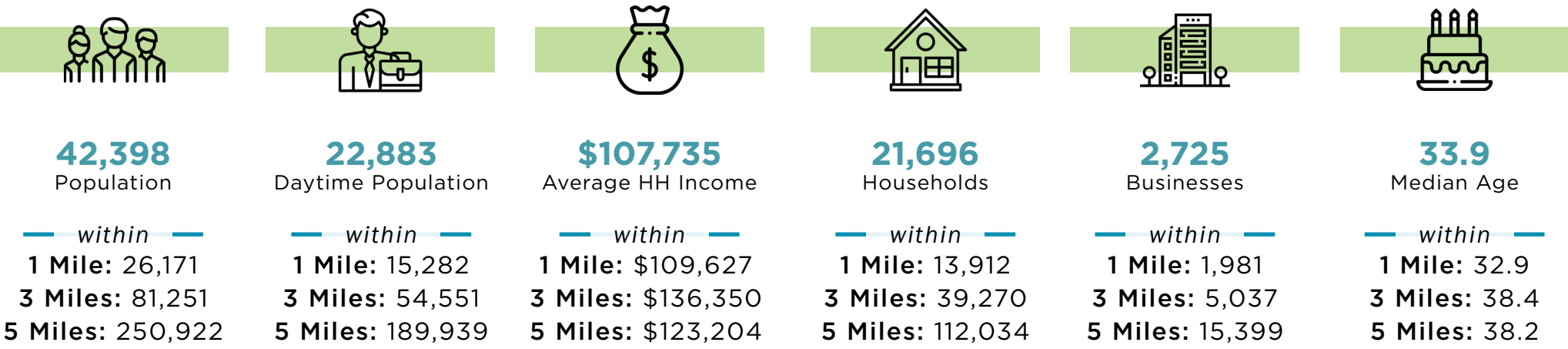
Source: San Diego Association of Governments
Sources deemed to be reliable. Information
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Additional information available upon request.

Area Map



Market Overview

PACIFIC BEACH DEMOGRAPHICS





*Disclaimer

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Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Purchaser.

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This Asset Sale Offering and the contents, except such information which is a matter of

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*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

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*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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For More Information

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