

FOR LEASE + Restaurant



**BERKSHIRE
HATHAWAY** | California Properties
HomeServices Commercial Division



Do not disturb employees — Unaware of Sale

Currently Operating Restaurant

6061 El Cajon Blvd #4 | San Diego | CA | 92115

Signalized High Traffic Corner of College Blvd & El Cajon Blvd

- Easy availability
- Good visibility
- Signage available
- Ample off street parking
- 1,339 square feet
- Full kitchen, hood, grease trap
- Includes all TI and FF&E for \$200,000
- Excellent Window Light



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Berkshire Hathaway HomeServices
CA Properties—Commercial Division
5973 Avenida Encinas, Suite 110
Carlsbad, CA 92008

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Terms:

| | |
|-------------|------------------------------|
| Base Rent | \$2.24 per square foot |
| NNN | \$0.89 psft |
| Water/Sewer | Tenant paid (sub metered) |
| Term ends | August 31, 2023 |
| Extension | Possible per listing agent |
| Food Court | Outdoor seating — Common use |

* Rates above are all at current prices; no up charges.

\$200,000 purchase includes:

| | |
|---------------|--|
| Existing TI's | All professionally installed |
| Permitted | Health & City Building Departments |
| Electrical | 200 amps |
| Gas | 1.5 inch gas line Minimum 2,000,000 BTU |
| Water | 2 inch service |
| Grease Trap | 1,000 gallon |
| HVAC | One ton per 250 square feet |
| Restrooms ADA | Two (2) ADA compliant Restroomsoor seating —use |

Includes:

| | |
|-----------------|---------------------------|
| Counter | Order & Sales |
| Exhaust hoods | 2 x permitted & certified |
| Fire protection | 2 x Ansi System current |
| Stoves 2-3 | Commercial / Gas |
| Refrigerator | Commercial 3 door |
| Freezer | Commercial 2 door |
| Shelving | 2 x Microwaves commercial |

Furniture & items included:

| | | |
|---------------|-------------|------------------|
| Dining tables | Cook pans | Security cameras |
| Dining chairs | Cook pots | Equipment |
| Cook tools | Cook knives | Food containers |

Not included:

| | | |
|---------------|----------------|-------------------|
| Business Name | Computer's | Paper goods |
| Cash Register | Food inventory | Any branded items |

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Benefits:

Save huge amount of time and money by moving into this “Continuously Operating Restaurant.” Generally “If” a new owner moves into a Continuously Operated Restaurant (defined as closed for less than 60 days), the new owner/restaurant does not have to go through the “required” double permitting process with the Health Planning Department and City of San Diego Building Department, which in-turn requires everything to come up to current Health & Building codes. Average time saved: 6-10 months.

Savings Value = \$300,000+

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Not to scale



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Population:

- 36,417 1 Mile
- 235,297 3 Mile

SDSU:

- 35,000+ Students

Traffic:

- 22,983+ per day

Demographics:

- Households: 13,194 1 Mile
- Households: 85,613 3 Mile
- Average Age 33 1 Mile
- Average Age 36 3 Mile
- Median HH Income \$55,549
- Daytime Employees 7,537 1 Mile
- Daytime Employees 69,786 3 Mile
- Population Growth 4% next 5 yr

Vacancy Rates:

- Subject center: 0.0%
Only Subject Space
- Submarket: 3%
- Market Overall: 3.7%



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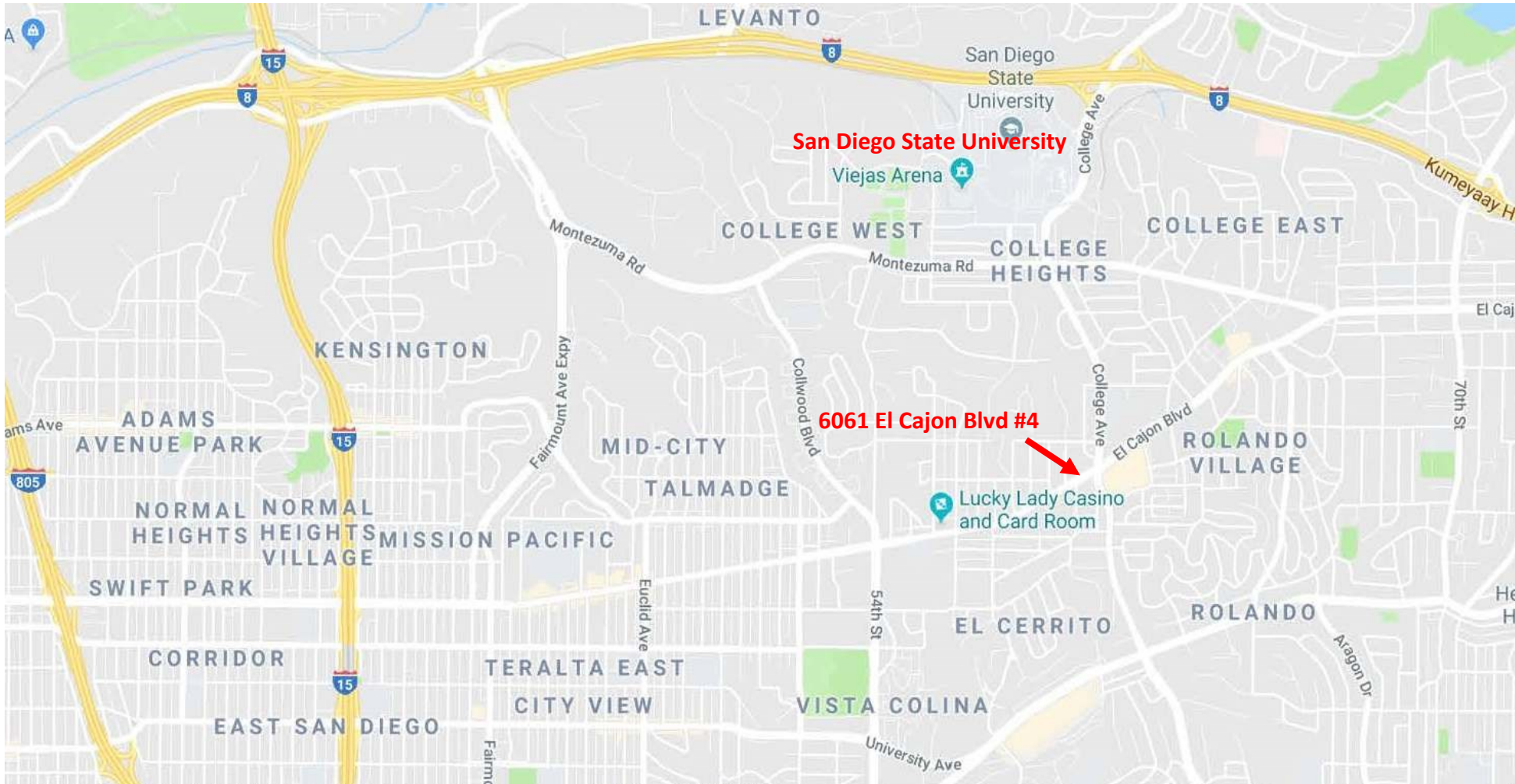
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