

# FOR LEASE MAGGIE'S CAFE

1985 NATIONAL AVE



**DAVID KROHN | ASSOCIATE**

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1985 National Ave, Suite 1129, San Diego, CA 92113



# PROPERTY OVERVIEW

## 1985 NATIONAL AVE, SUITE 1129, SAN DIEGO, CA 92113

Beautiful fully futurized turn-key restaurant located in the busy retail area of Barrio Logan. Highly visible corner suite with wrap around patio with built-in patio heaters, roll up garage doors, high ceilings, 16 beer tap system, and three ADA compliant bathrooms. Owner spent over \$350K on additional buildout improvements.

The large kitchen has an efficient set up with a +/- 20ft Type 1 Hood system, 6-burner gas range, 36-inch griddle, 2 deep fryers, 36-inch broiler, and plenty of refrigeration including a large walk-in cooler/freezer combo. There are a separate prep area and dishwashing station.

- . +/- 3,254 SF PLUS +/- 880 SF PATIO
- . ALL FF&E
- . LARGE TYPE I HOOD SYSTEM
- . 16 BEER TAP SYSTEM
- . WALK-IN COOLER/FREEZER
- . +/- 200 FREE PARKING SPACES
- . HIGH CAPACITY GREASE INTERCEPTOR
- . THREE ADA COMPLIANT BATHROOMS
- . CURRENT RENT \$10,717.38/MONTH PLUS NNN
- . 2 YEARS LEFT ON LEASE WITH TWO 5-YEAR OPTIONS
- . ABC TYPE 47
- . ASKING \$300K

**SEE FULL EQUIPMENT LIST**

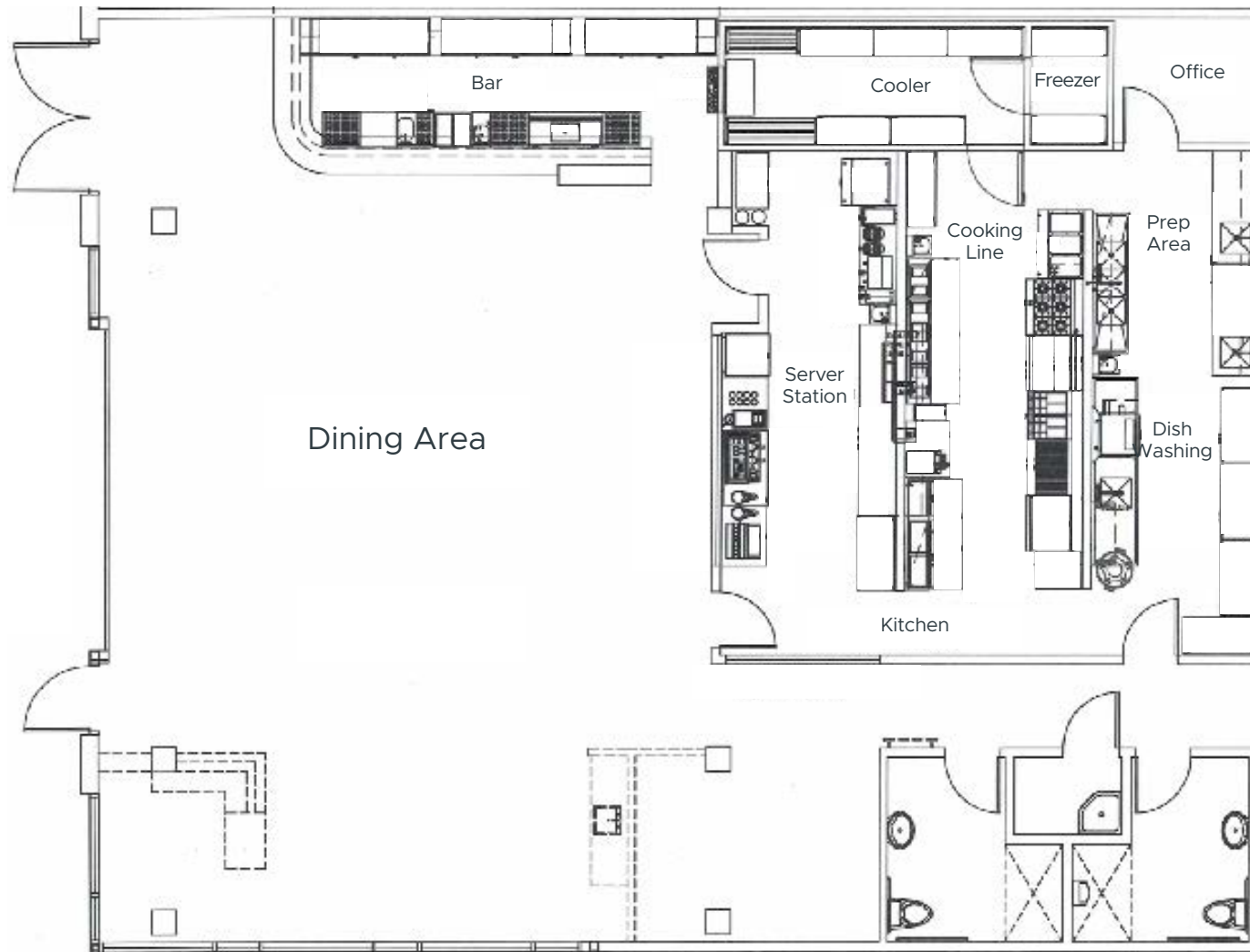


*\*PLEASE do Not disturb tenant, owner, employees, or patrons*

# SITE & FLOOR PLAN

1985 National Ave, Suite 1129

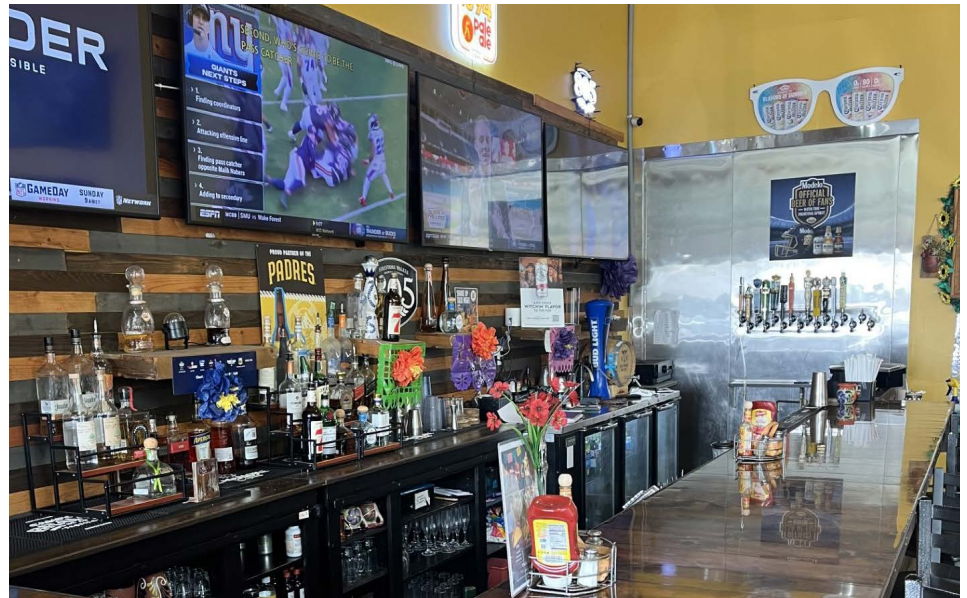
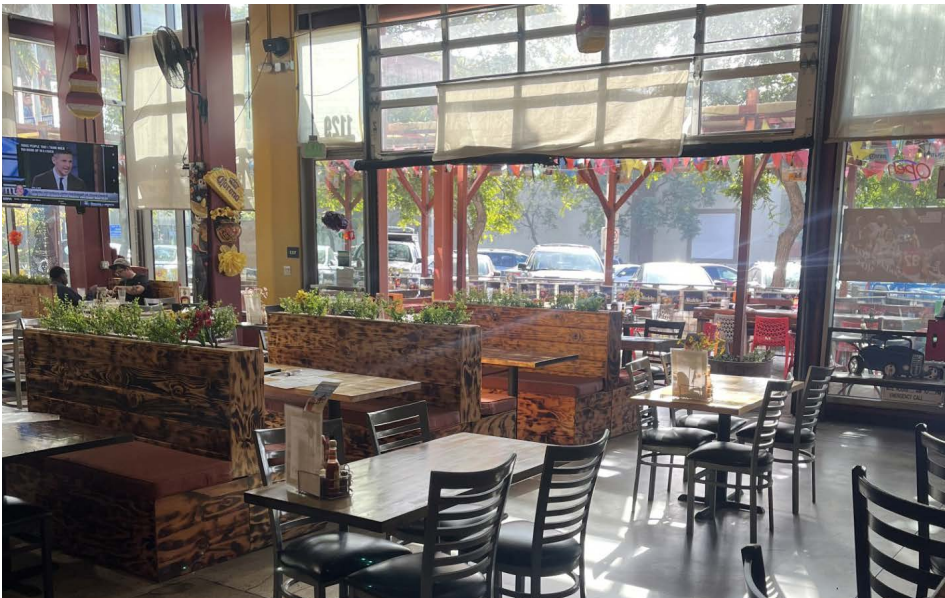
**+/- 3,254 SF plus +/- 880 SF patio**





# PHOTOS

1985 National Ave, Suite 1129







THE RADY SHELL  
AT JACOBS PARK

SAN DIEGO  
CONVENTION  
CENTER

PETCO PARK  
STADIUM

SAN DIEGO  
CENTRAL LIBRARY

HILTON SAN  
DIEGO BAYFRONT

CONVENTION  
CENTER PARK

Harbor Dr = #10,029 VPD

Newton Ave = #914 VPD

National Ave = #5,562 VPD

Logan Ave = #3,274 VPD

#184,521 VPD

Cesar E. Chavez Pkwy = #15,854 VPD

75

#44,245 VPD

NORTHGATE MARKET

MERCADO APARTMENTS

CHICANO PARK

Beardsley St

Julian Ave



# DOWNTOWN SAN DIEGO

1985 National Ave, Suite 1129





# SAN DIEGO

1985 National Ave, Suite 1129

Downtown San Diego is the vibrant core of a highly resilient tourism economy that generated approximately 32 million visitors and \$22 billion in economic impact during fiscal year 2024. Its mix of beachside leisure, conventions, and annual marquee events like Comic-Con (which delivers up to a 400% sales surge for local shops) underscores the area's importance to vendors and restaurants.

Major new initiatives like a \$50 million funding increase by the Tourism Marketing District aim to boost hotel stays and marketing efforts into 2026. Together, these tourism-driven dynamics make downtown San Diego a fulcrum of economic vitality, cultural attraction, and urban renewal.

## TRAFFIC COUNTS

I-5	184,521 VPD
CA 75	44,245 VPD
Newton Ave	914 VPD
National Ave	5,562 VPD
Cesar E. Chavez Pkwy	15,854 VPD

**195,337**  
POPULATION  
\*3 mi radius

**\$131,833**  
AVERAGE HH INCOME  
\*3 mi radius

**35.8**  
MEDIAN AGE  
\*3 mi radius

**12,252**  
TOTAL BUSINESSES  
\*3 mi radius

**113,863**  
TOTAL EMPLOYEES  
\*3 mi radius

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CONTACT BROKERS FOR MORE INFO  
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