

# FOR LEASE MAGGIE'S CAFE

1985 NATIONAL AVE



**DAVID KROHN | ASSOCIATE**

760-405-1315 | Lic# 02188866 | [dkrohn@lee-associates.com](mailto:dkrohn@lee-associates.com)

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

**SEE FULL EQUIPMENT LIST**



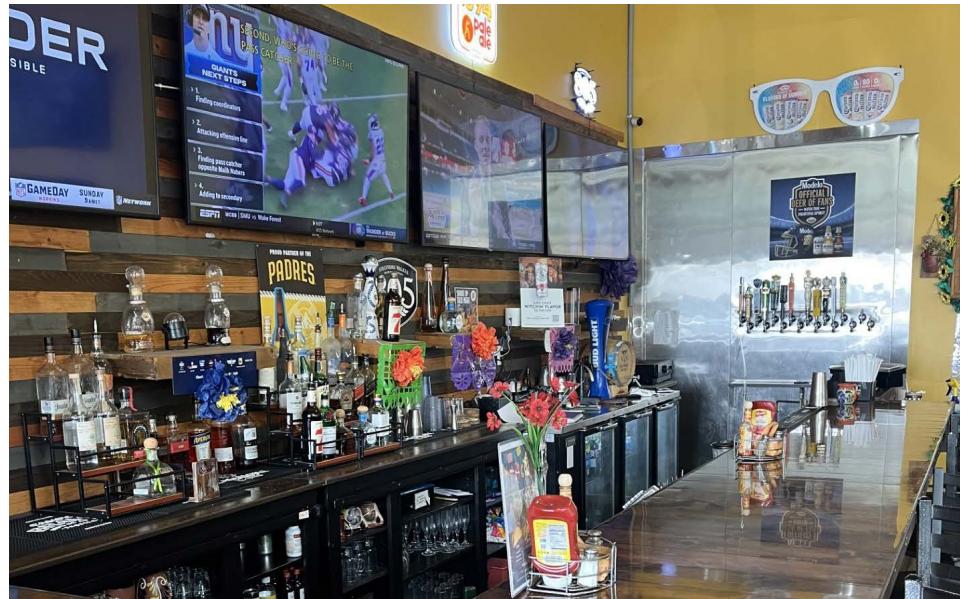
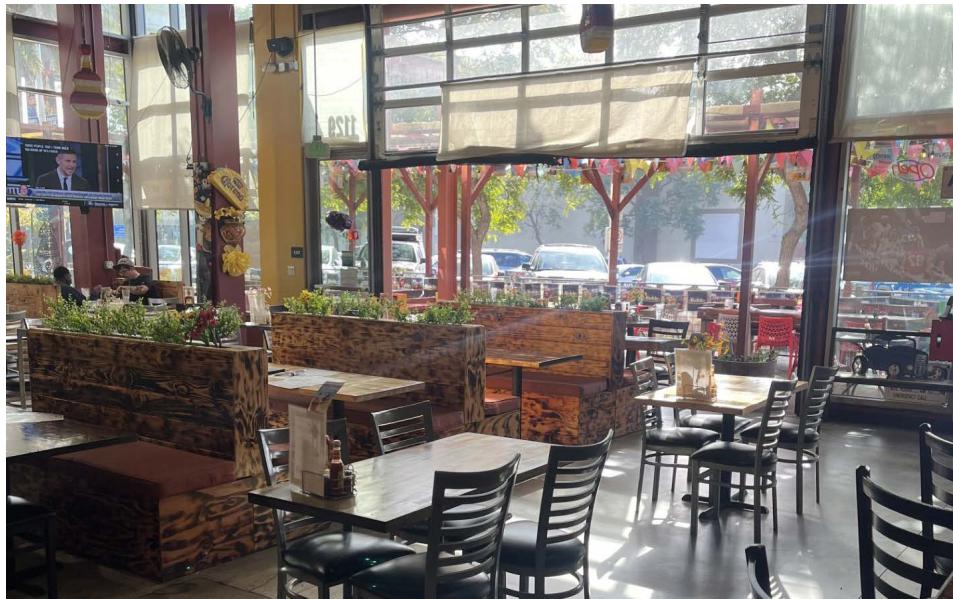
*\*PLEASE do Not disturb tenant, owner, employees, or patrons*

# SITE & FLOOR PLAN

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



# PHOTOS





# DOWNTOWN SAN DIEGO



# 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  
[@krohnrealestate](https://www.instagram.com/krohnrealestate)

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