

ASSET SALE



Enchanting Endcap Restaurant in Bressi Ranch

3,990 SF + 830 SF Patio

PRICE:	\$375,000
LOCATION:	2668 Gateway Rd. Carlsbad, CA
DEAL STRUCTURE:	Cash
RESTAURANT SIZE:	3,990 SF
PATIO SIZES:	830 SF
RENT:	\$26,110.48/mo All In
LEASE TERM:	7 Years
ABC LICENSE:	Type 47
PARKING:	Parking Lot



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LOCATION MATTERS





Open Kitchen
Connecting to Full
Service Bar



- Opportunity awaits in the upscale Bressi Ranch Village Center, which brings in 2.5 million visitors annually
- Ideal endcap location offering excellent street visibility and prominent signage

- No expense spared, this multi-million dollar buildout features an open concept kitchen, enclosed glass wine cellar and designer finishes
- Type 47 license available - ideal for utilization at the expansive full-service bar with ample seating

- Impressive demographics, \$193,520 average household income within a 1 mile radius and population of 251,308 within a 5 mile radius
- Among strong anchor tenants and a unique blend of shops, services, restaurants and eateries



- Available
- Leased / Open

