

\*Please do not disturb employees

LOCATION / MATTERS

## Freestanding Brewery in the Heart of La Mesa

1,448 SF + 6,000 SF Patio

**PRICE:** \$225,000

**LOCATION:** 8179 Center St., La Mesa, CA

DEAL STRUCTURE:

**SIZE:** 1,448 SF + 6,000 SF Patio

**RENT:** \$4,300/mo. Total

**LEASE TERM:** 4 Years + 5-Year Option

**ABC LICENSE:** Type 23

**PARKING:** Street Parking



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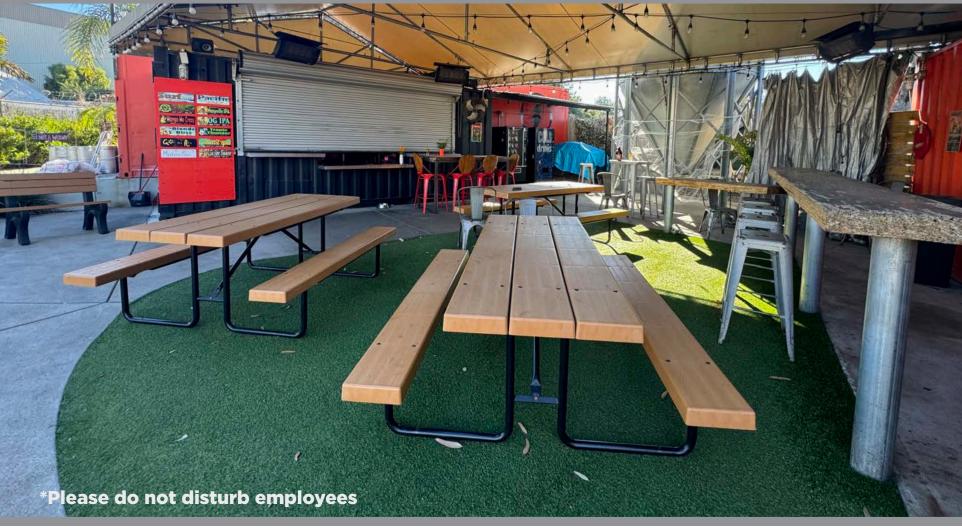








Easy conversion,
bring your
brewery concept!



- Great opportunity to bring your brewery concept to a freestanding building in the Heart of La Mesa
- Type 23 license allowing for small beer, cider and perry manufacturing onsite
- Ideal and highly versatile venue available to rent for private events and host food trucks
- Fully fixturized brewery including: 10bbl steam brewhouse, low-pressure steam boiler, multiple fermentation vessels, and over 200 kegs on-site
- Easily accessible with immediate access to adjacent Insterstate-8 freeway
- Growing market that is seeing an influx of young couples with a strong local population of 454,509 within a 5-mile radius

