

ASSET SALE

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: Cash

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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LOCATION
MATTERS

*Please do not disturb employees



Easy conversion,
bring your
brewery concept!



***Please do not disturb employees**

**Large partially covered
beer garden with walk-up
ordering window and ample
communal outdoor seating**

- 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 Interstate-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

