

Fully Fixturized Cafe Asset For Sale



16449 Bernardo Center Drive, San Diego, CA 92128

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**PACIFIC COAST
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PROPERTY OVERVIEW

ADDRESS 16449 Bernardo Center Drive, San Diego, CA 92128

PROPERTY NAME Bernardo Center

PROPERTY SIZE Approx. 83,220 SF Retail Center

FOR SALE Approx. 1,138 SF Retail Space

EQUIPMENT LIST

1 Avantco , 2 Door Refrigerator Sandwich Prep Table,
1 Avantco Solid Door Reach-In Refrigerator, 1 Avantco Iced Air
Cooled Half Cube Ice Machine, 1 Cup Sealer, 1 Boba Warmer
1 Vitamix Blender, 1 Avantco 8 Qt Bowl Lift Counter Mixer,
1 Bunn Hot Water System , 2 Induction Cooker , 1 Speed Tea
Making Blender, 1 Dasin Creamer Dispenser, 1 Sugar Dispenser

**CURRENT TEN-
ANT** Daboba

SIGNAGE Freeway Visible Center

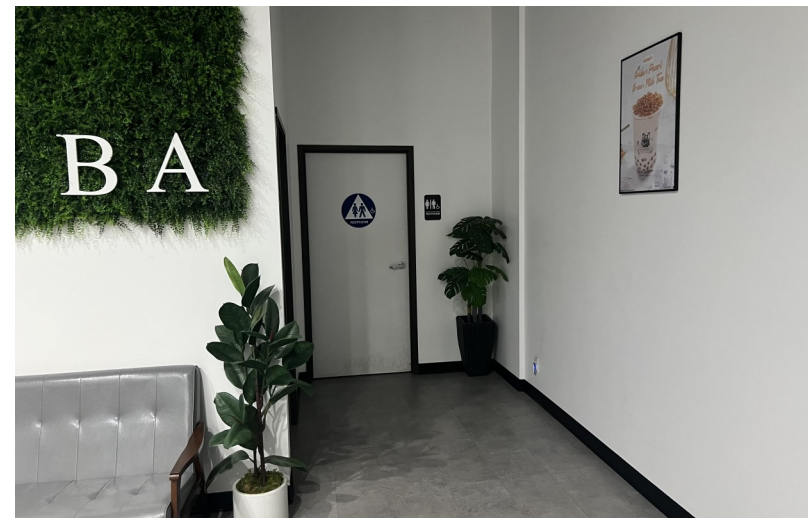
PARKING Ample Onsite Parking

ASSET SALE \$130,000

LEASE RATE \$3.05/SF + NNN (\$1.00/SF)

RENT TERM 7/10 Years Remaining (Lease Executed February 13, 2022)

TOUR PLEASE DO NOT DISTURB TENANT
Contact Leasing Agent to Schedule a Tour





RENT SCHEDULE

Lease Period

Year 4

Year 5

Year 6

Year 7

Year 8

Year 9

Year 10

Base Monthly Rent

\$3,481.87 Per Month + NNN

\$3,586.32 Per Month + NNN

\$3,693.91 Per Month + NNN

\$3,804.73 Per Month + NNN

\$3,918.87 Per Month + NNN

\$4,036.44 Per Month + NNN

\$4,157.53 Per Month + NNN

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