



# East Village Restaurant Real Estate For Sale or Lease

1065 14<sup>th</sup> St., San Diego, CA 92101





# Highlights & Details

**Excellent opportunity** to acquire or lease a fully built-out sushi restaurant & lounge.

**Exciting East Village location** surrounded by dense residential towers and across the street from @ 15,000 students & faculty at City College

**Potential for two concepts** with a shared kitchen since there are two storefronts, one on the corner and one on C Street. Huge back room prep area has potential to be converted to alternative use as well.

**Includes** all furniture & equipment including refrigeration, full bar, kitchen items, etc.

**Building Size:** +/- 3,000 SF plus sidewalk patio

**Lot Size:** +/- 3,000 SF

**Zoning:** CCPD-ER

**APN #:** 534-210-08

**ABC License:** Had a Type 47 (Full Liquor), currently unlicensed (call broker).

**Sale Price:** \$1,700,000.00

**Lease Price:** \$7,900.00/Mo NNN







premises



Front Dining Room





Rear Dining Room w/  
optional separate entrance





San Diego City College  
+/- 15,000 Students & Faculty

C Street

Subject Site

299 Units &  
109,389 SF  
Office

613 Units  
(pending)

273 Units  
(pending)

262 Units

44 Units

Broadway

700 Units

Park Blvd

Kilroy  
TBD

13th Street

Kilroy  
1,100 Units  
(pending)

14th Street

Development  
central w/ 4,992  
units built or  
pending within the  
immediate vicinity

15th Street

368 Units

16th Street

265 Units

E Street

561 Units  
(some pending)

298 Units

87 Units

SuperBlock  
550,000 SF  
(pending)

Block D  
48,000 SF

265 Units



# The neighborhood at a glance...



**Residential Population:**  
1 Mile: 55,369  
3 Mile: 216,824  
5 Mile: 502,406



**Business Population:**  
1 Mile: 68,605  
3 Mile: 213,699  
5 Mile: 368,466



**Median Household Income:**  
1 Mile: \$71,015  
3 Mile: \$79,443  
5 Mile: \$73,609



**Average Household Income:**  
1 Mile: \$99,288  
3 Mile: \$106,490  
5 Mile: \$99,060

neighborhood

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