

**Please do not speak with employees or customers regarding sale.*



534 5th Ave. Gaslamp Restaurant / Bar For Sale

+/- 2,200 SF / Type 47 ABC License (Full Liquor)

Highlights

Rare restaurant asset sale opportunity within the most sought-after block of 5th Ave., the main artery of San Diego's famous Gaslamp Quarter.

Strong foot traffic day and night at your front door, fueled by the convention center, Petco Park, locals and tourists.

Fully remodeled in the last 2 years (over \$2M spent), turn-key restaurant with high end finishes and full-service bar.

Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.

Sale includes FF&E, leasehold interests, and Type 47 full liquor license.

Address: 534 5th Ave

Business For Sale: Kaluu

Size: ± 2,200 SF Ground Floor Restaurant + @2,000 SF Basement

Rent: Contact Broker

Lease Term: March 2031

Options: (2) 5-Year Options

ABC License: Type 47 (Full Liquor) 2AM

Asking Price: \$495,000

Gaslamp 5th Ave Restaurant / Bar For Sale with Type 47 ABC License



premises

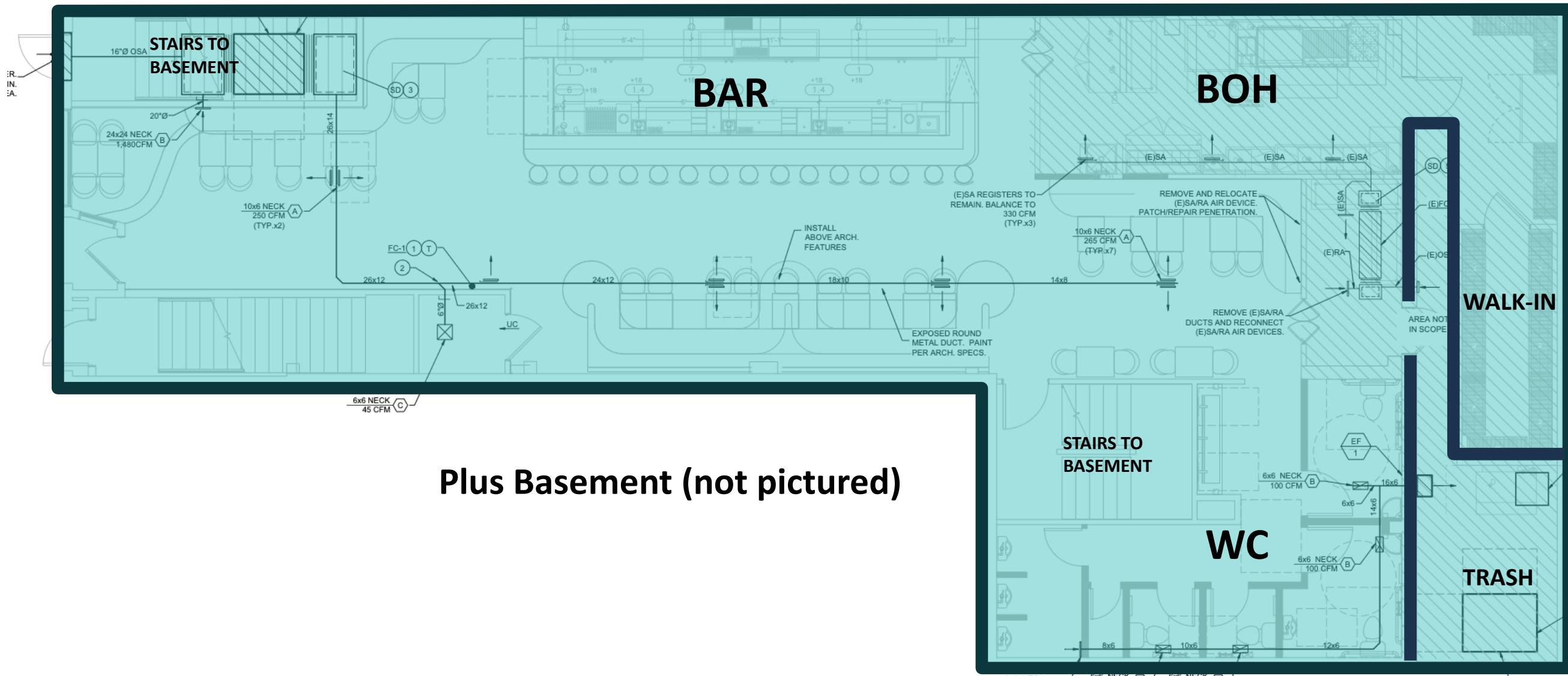


kitchen





5TH AVE



floor plan

Downtown at a glance...



Residential Population:

1 Mile: 52,452
3 Mile: 182,433
5 Mile: 460,791



Business Population:

1 Mile: 65,416
3 Mile: 217,400
5 Mile: 350,907



Median Household Income:

1 Mile: \$76,713
3 Mile: \$80,704
5 Mile: \$74,510

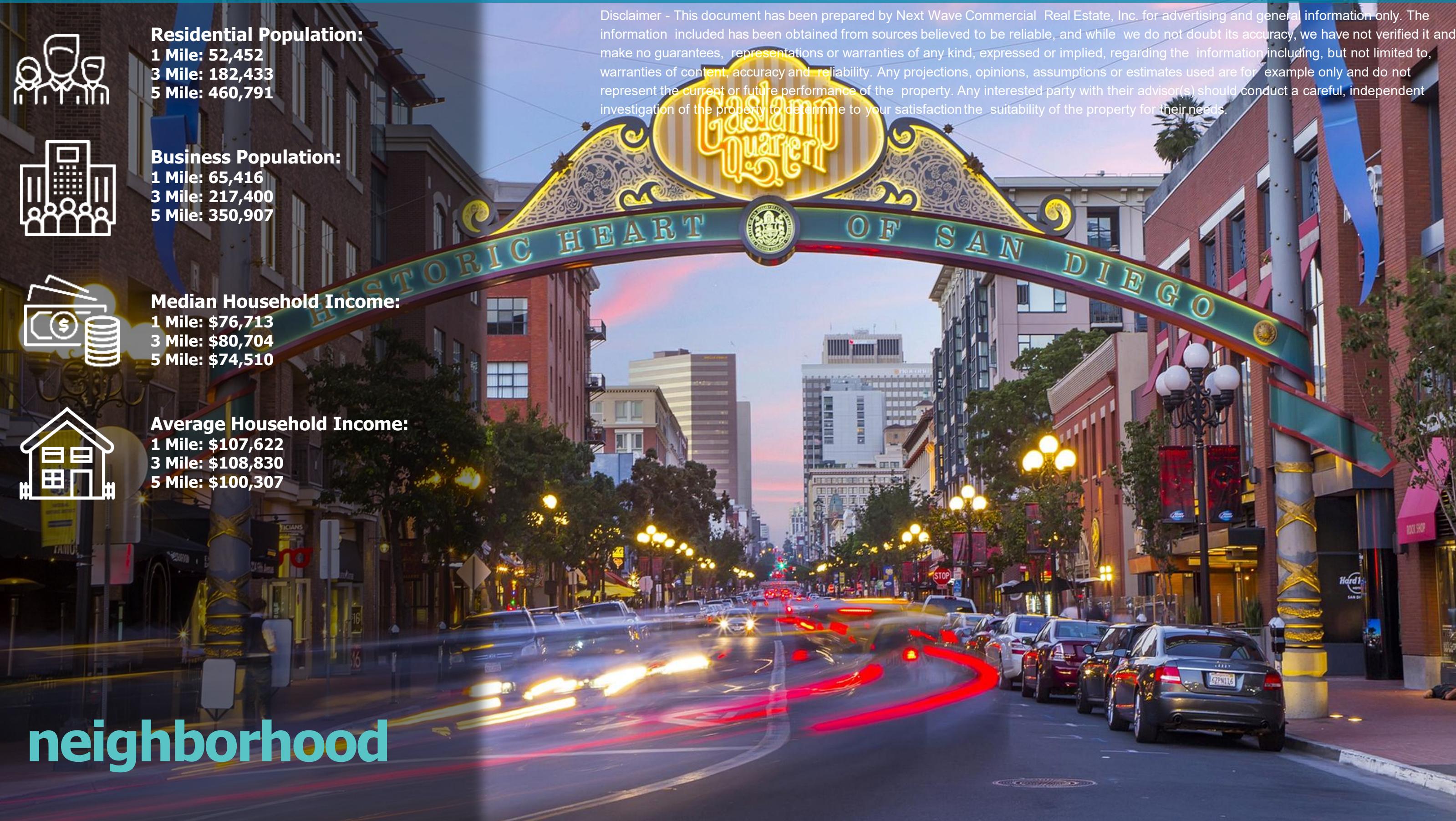


Average Household Income:

1 Mile: \$107,622
3 Mile: \$108,830
5 Mile: \$100,307

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neighborhood





Nate Benedetto

nate@nextwavecommercial.com

CA Lic. #01436440

6830 La Jolla Blvd #201 La Jolla, CA 92037

CA Lic. #02010077

contact

Josh DeSoto

josh@nextwavecommercial.com

CA Lic. #02083589

619.326.4400


next wave
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