

RESTAURANT FOR SUBLEASE

Turnkey Restaurant Sublease + FF&E

Existing Pizzeria / Italian Concept · Approx. 1,700 SF





Property Overview

Sauced Pizza presents a rare opportunity to assume an existing restaurant lease in the heart of Pacific Beach — one of San Diego's most active dining and entertainment corridors.

This fully equipped, turnkey pizzeria / Italian restaurant is available for immediate sublease, complete with all FF&E in place — ready to operate on day one.

A Type 41 Beer & Wine liquor license is available, and the existing lease term is transferable with additional term available.

Please do not disturb the existing tenant. Contact broker for pricing, touring, and details.



Highlights

- Fully equipped turnkey pizzeria / Italian restaurant
- Approx. 1,700 SF in the heart of Pacific Beach
- Type 41 Beer & Wine liquor license available
- Existing lease term + additional term available
- All FF&E available for purchase
- Please do not disturb existing tenant

FF&E

Kitchen

- 1 Bakers Pride Double Pizza Oven
- 1 Arctic Air double door reach-in refrigerator
- 1 Arctic Air double door freezer
- 1 Uniworld 30QT Dough Mixer
- Waring Commercial 4QT Food Processor
- Work Table, SS Top, Galvanized undershelf
- Imperial IR-6 Restaurant Series Gas Range, (6) 32,000 BTU open burners, backguard and high shelf
- Dukers undercounter cooler w/workstation top
- Commercial Slicer
- Avantco 50" Horizontal Bar Cooler
- Avantco Four Tap Kegerator
- Ice Machine
- Assorted Smallware Inventory

Dining Room

- Tables, Booths, Chairs (Approx 18 tables; seats roughly 75 in entire restaurant)
- Highchairs/Booster Seats
- Desk, Cubbies
- Bathroom Utility Cabinet
- Vintage window signs

Specifications

Property Type	Restaurant / Pizzeria
Space Size	Approx. 1,700 SF
Transaction	Sublease + FF&E Sale
Address	4475 Ingraham St., SD 92109
Submarket	Pacific Beach
Availability	Immediately
Lease Type	Sublease
Lease Term	Existing term + additional direct term
FF&E	See full list
Liquor License	Type 41 (Beer & Wine)
Pricing	Call broker for details
Showings	By appt. — do not disturb tenant



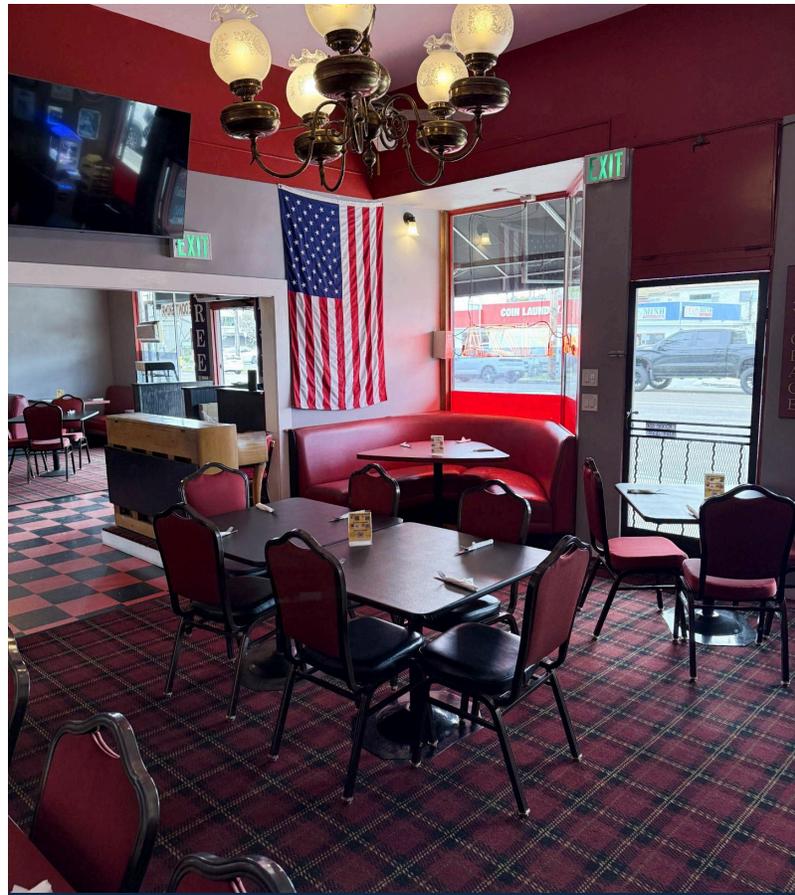
Dining Room



Dining Room



Dining Room



Dining Booth

Photos — Kitchen & Front of House



Kitchen



Kitchen



Host Stand



Restrooms



Bakers Pride Deck Oven



Commercial Refrigerator



Commercial Dough Mixer



3-Compartment Sink Station

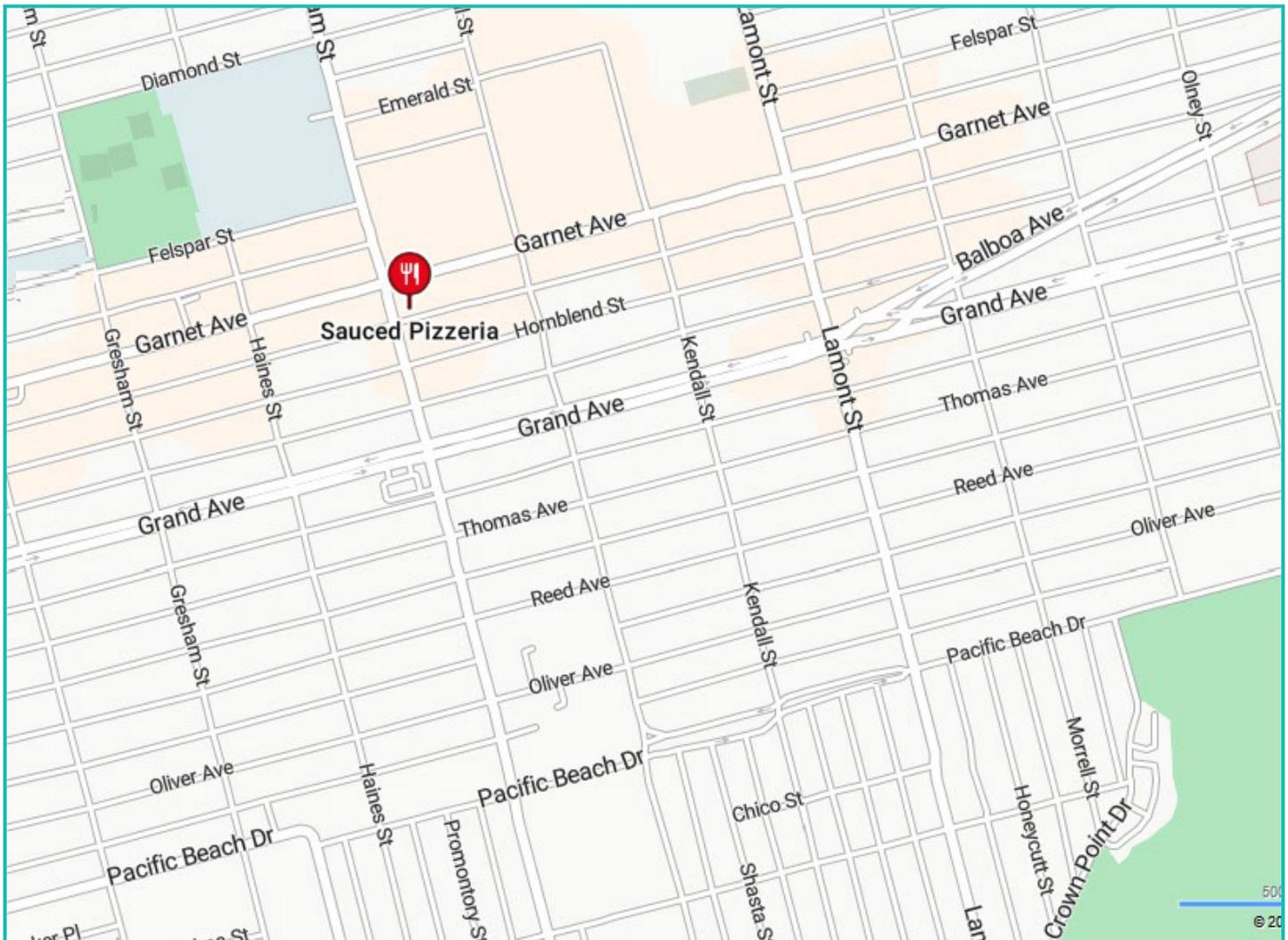
Get in Touch.



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