

TURNKEY RESTAURANT CONDO PROPERTY FOR SALE

Also Suitable for Office, Retail & Medical Uses

116 Civic Center Drive Vista CA 92084



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Property Highlights **\$1,800,000**

- *SBA Financing possible*
- *5,338.39 SF unit size / \$337 PSF*
- *Including 1,232 SF outdoor patio with view of park*
- *Ground level condo*
- *ABC Type 47 License + Cabaret License*
- *FF&E included*
- *Delivered vacant & ready to open with minimal effort and cost*
- *256 parking spaces*
- *176-060-38-04, -05, -06, -07 APN*

[Click here](#) to watch a video of the property!

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Property Amenities



Turnkey Restaurant with FF&E Included: This fully built-out, move-in-ready restaurant features an expansive kitchen, dining areas, and existing infrastructure, with all FF&E included for a seamless transition.

ABC Type 47 Liquor License included w/Cabaret License Available: This location is approved for live entertainment and has hosted local bands. This is a prime venue for continued music and nightlife events.

Ample On-Site Parking: Over 250 free surface parking spaces ensure convenient access for customers and staff.

Monument Signage Rights: Included along Civic Center Drive, offering high-visibility branding opportunities.

Established Restaurant Legacy: Originally built in 1980. This space has been home to several beloved restaurants, including The Rancho Restaurant, La Paloma, Wildwood, and Rancho El Agave.

Prime Downtown Vista Location: Situated next to Wildwood Park and Vista City Hall, with excellent visibility at the high-traffic intersection of Civic Center Drive, Vista Village Drive, and East Vista Way.

Desirable Opportunity in a Thriving Market: Just 0.25 miles from the bustling Vista Village, this high-traffic Downtown Vista spot offers excellent visibility and a growing customer base.

Strong Local Goodwill: A long history of customer loyalty, with many longtime patrons supporting the various restaurants in this space for decades.

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Interior Photos

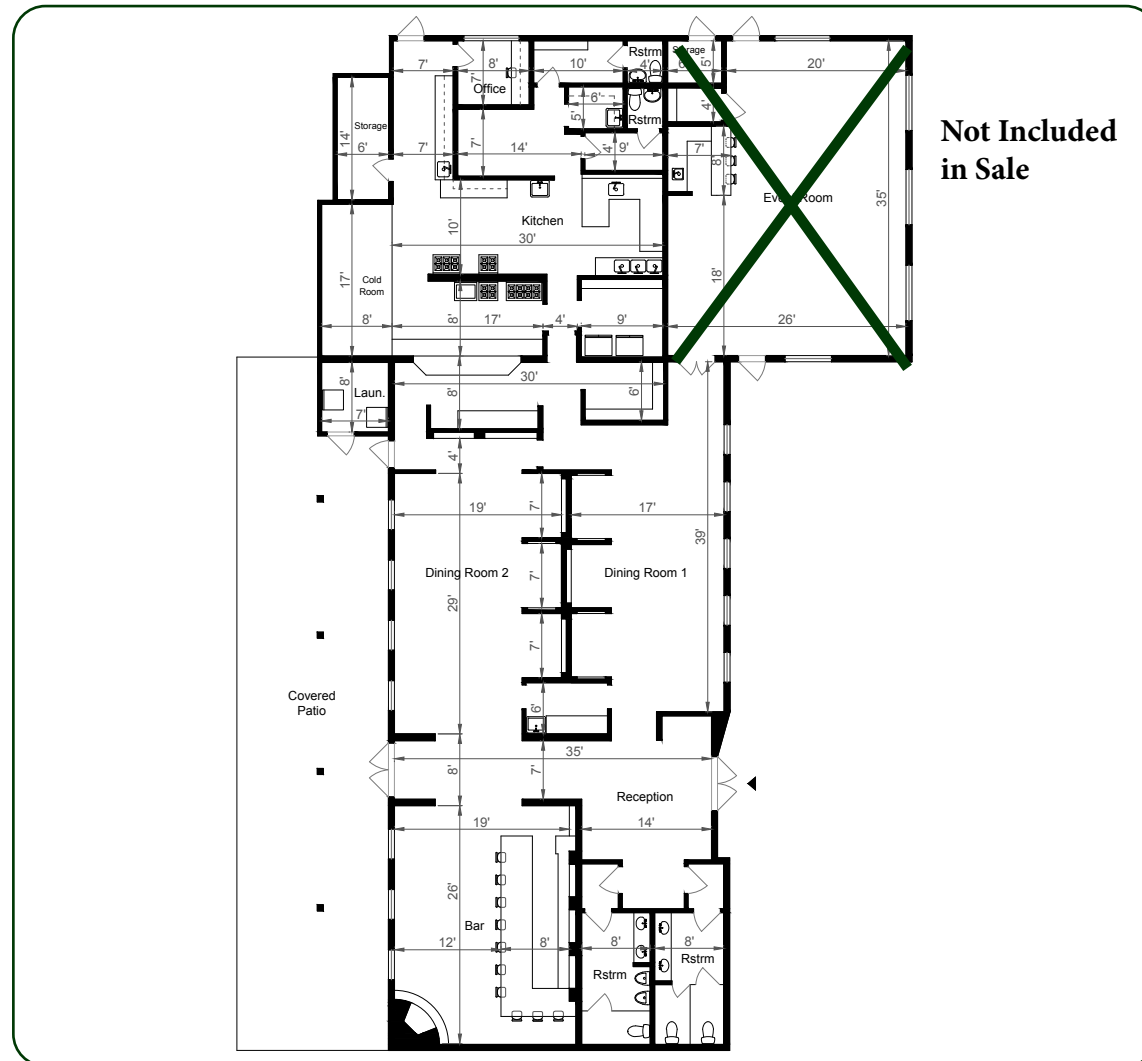


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The Property Floor Plan





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**Restaurant
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