



North Park Restaurant For Sale

3131 University Ave. – Deckman's North Park

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The Opportunity

Deckman's North Park represents a tremendous opportunity to join the hottest restaurant / bar market in San Diego County. Take advantage of this seven-figure renovation that was finished just 2 years ago. Featuring a contemporary design with high-end finishes, this versatile layout could easily be converted to another chef driven offering, a casual eatery or watering hole (2am ABC license 7 days per week).

The second floor features a private dining area, additional restrooms, a generous office space, abundant storage & one of North Park's only rooftop patios.

The most exciting part of this opportunity is the lease rate, which is well below market for the next 5 years. Contact broker for more details!



3131 University Ave.

Highlights / Details

Size – +/- 2,600 SF Ground Floor
1,525 SF Second Floor
650 SF Rooftop Patio
500 SF Storage

Lease Rate – Contact Broker (well under market!)

Term – 2 years remain

+ 3 year option at fixed rates

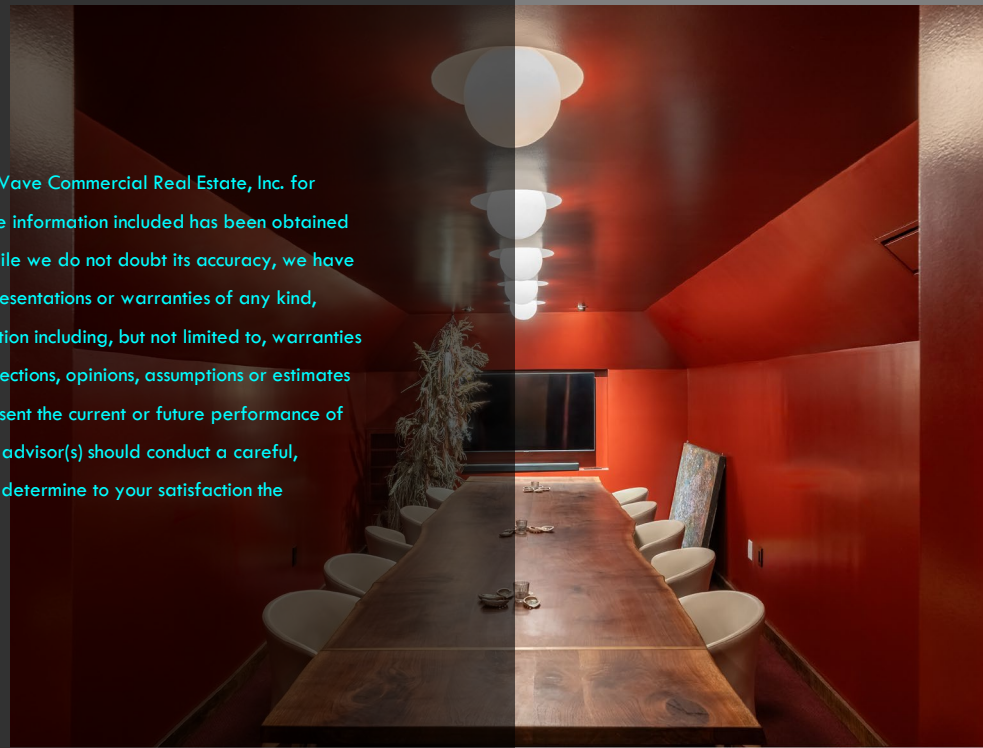
2 additional 5-year options at market rate

ABC – Type 47 with 2AM hours 7 days per week

Price - \$475,000



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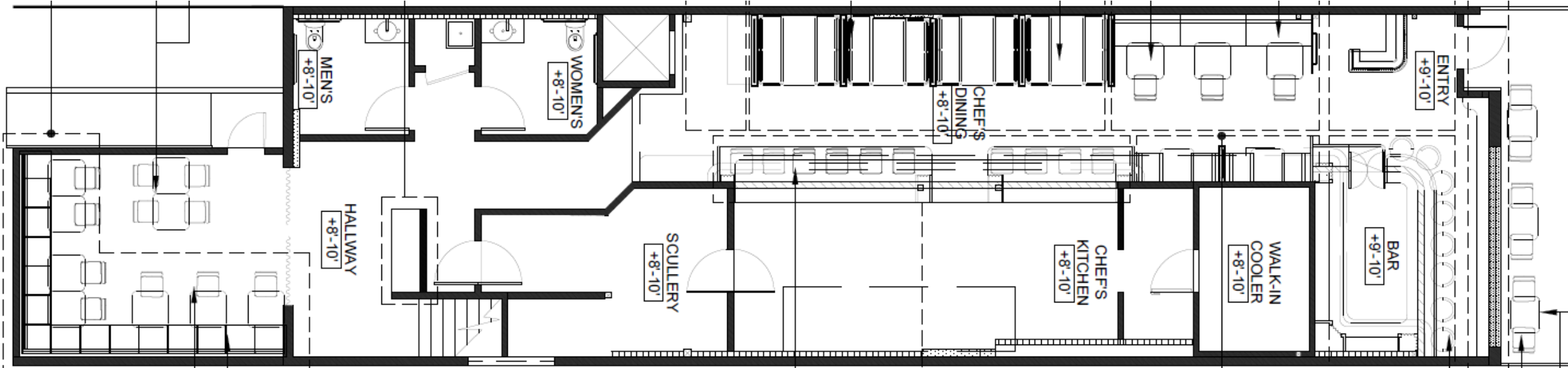


3131 University Ave.

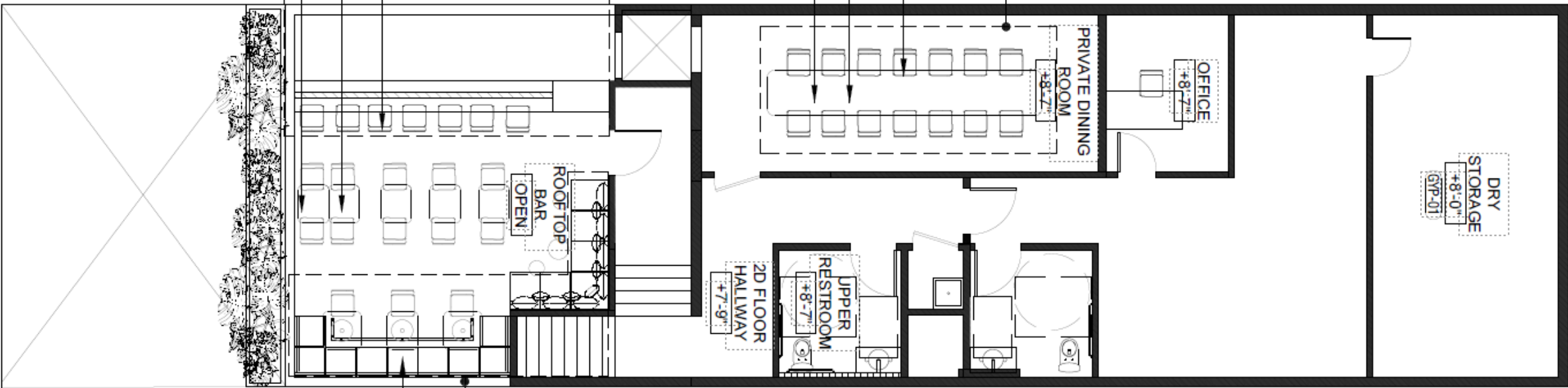
The Property



Floor Plan



Ground Floor



Second Floor

3131 University

A Neighborhood Transformed

“(North Park is) Pulsing with Eclectic-ricity”

New York Times

“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park. Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here. North Park is a beautiful grab bag of tiny coffee shops and glitzy cocktail bars and mom-and-pop joints and zebra-printed hotel bars. Whole worlds exist behind unassuming doors.” *San Diego Magazine*

“Millennials are flocking to North Park. They are the largest group of home buyers and more than a quarter of households are between the ages of 25 and 34.”

CNN Money



Subject





Contact

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