

TURNKEY RESTAURANT SUBLEASE + FF&E

# RARE - Type 41 Beer & Wine Liquor License - No Restrictions

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





# Property Overview

Sauced Pizza presents a RARE opportunity to acquire a **Type 41 Beer & Wine liquor license** with no restrictions and 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.

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

- **Type 41 Beer & Wine liquor license (no restrictions) available**
- Fully equipped turnkey pizzeria / Italian restaurant  
Approx. 1,700 SF in the heart of Pacific Beach
- 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 4475              |
| Address        | 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 | <b>Type 41 (Beer &amp; Wine)</b>       |
| Pricing        | Call broker for details                |
| Showings       | By appt. — do not disturb tenant       |



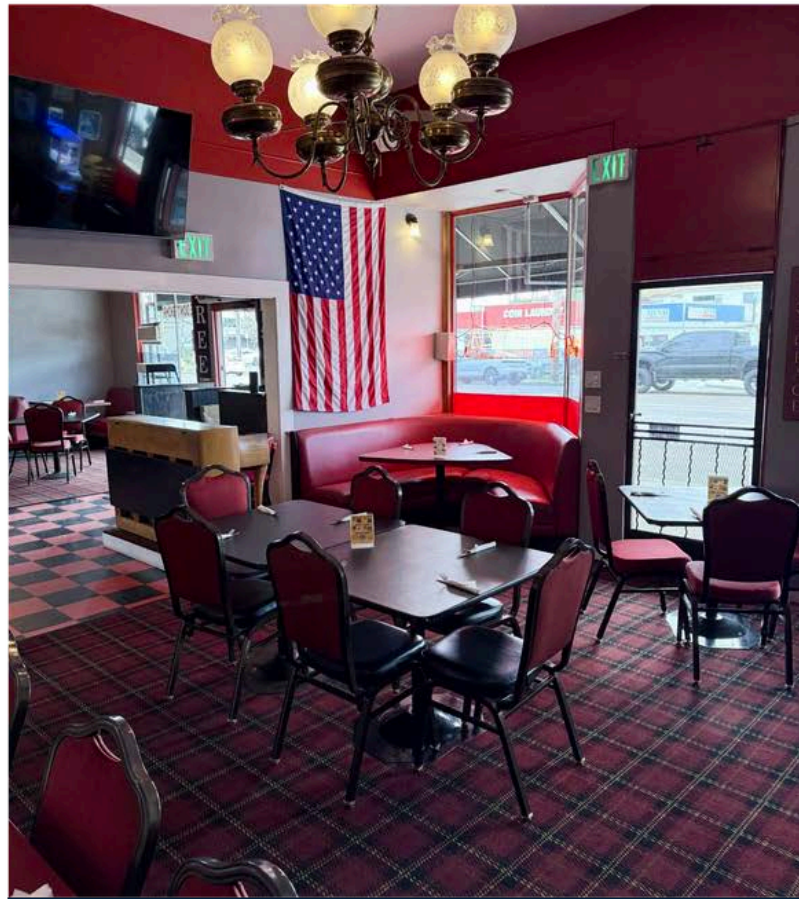
Dining Room



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.

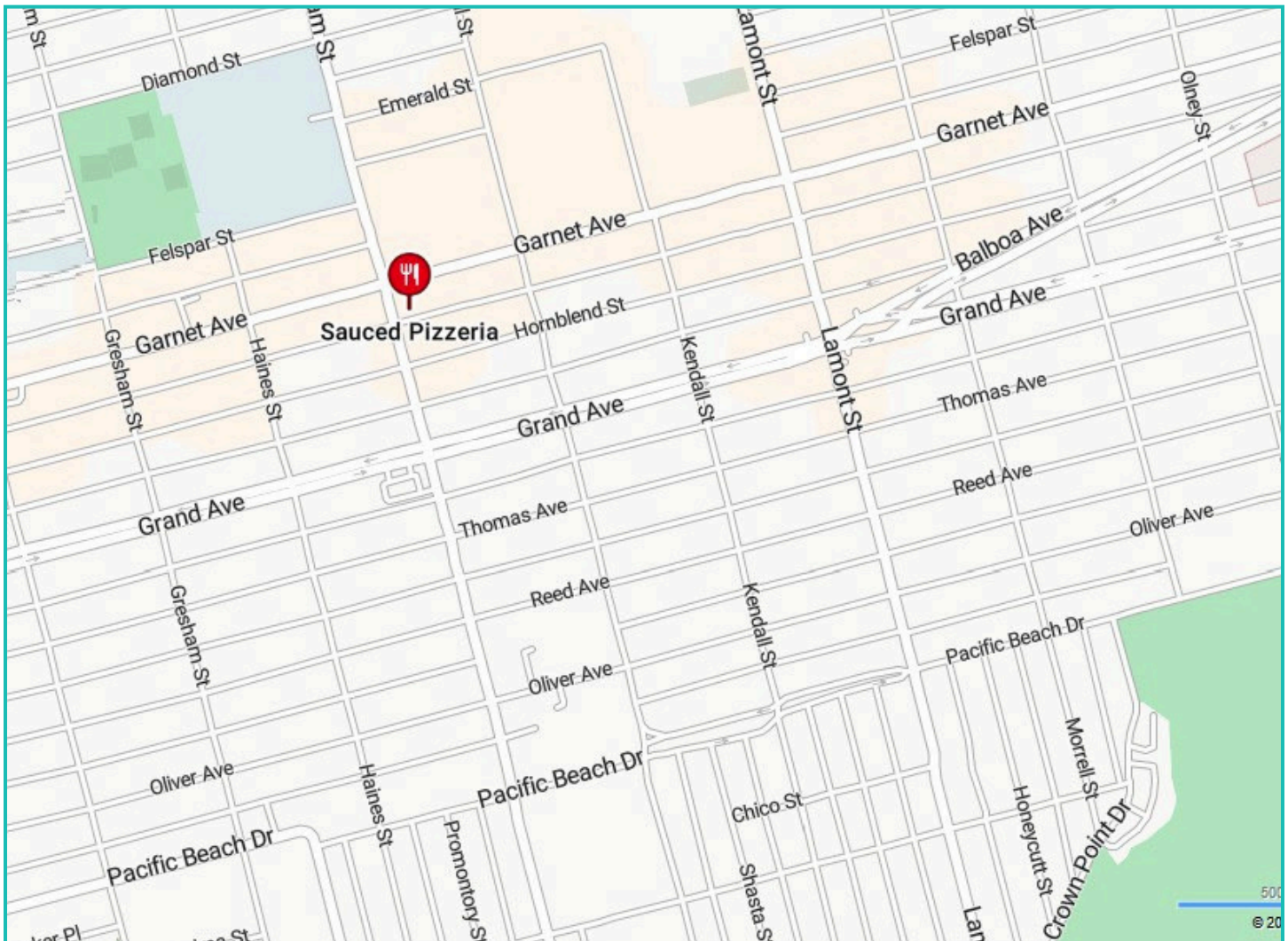


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