

ATLANTIC CITY, NJ · CHELSEA PLAZA · RESTAURANT SPACE FOR LEASE

EL PATRON

AUTHENTIC MEXICAN CUISINE & BAR

A fully built-out restaurant, bar & nightlife venue — ready for your concept

■ Full Kitchen + Hood

■ Full Bar Setup

■ Stage & Dance Floor

■ Private Parking

■ Outdoor Seating

CONTACT FOR LEASING INQUIRIES

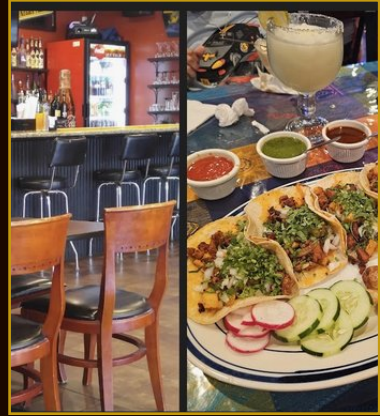
Uri Jacobson

215-783-6303

Chelsea Atlantic Equities, LLC · Serious Inquiries Only

INSIDE THE SPACE

Dining · Bar · Live Music Stage · Dance Floor · Nightlife



THE SPACE

- Full commercial kitchen
- Hood system installed
- Full bar — liquor-ready layout
- Indoor dining room w/ seating
- Outdoor / patio dining area
- Dance floor

THE LOCATION

- Prime corner strip center
- Across from major casino
- Heavy daily foot traffic
- Strong street visibility
- Private on-site parking lot
- Active retail & nightlife area

THE OPPORTUNITY

- 15+ years proven operation
- Save \$100K+ on buildout
- Minimal downtime to reopen
- Proven dining & nightlife demand
- Ideal: Mexican, Latin, Sports Bar,
- Hookah Lounge, Bar & Grill

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