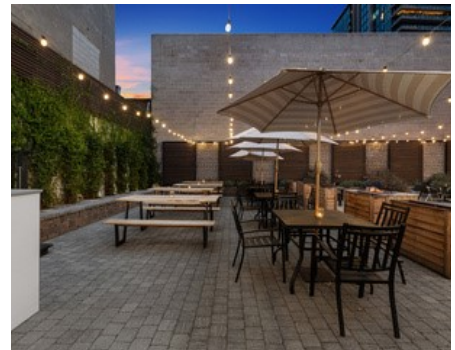


719 - 721 8th Avenue, San Diego, CA 92101



FOR LEASE - Turn-Key Restaurant in East Village

This is a rare opportunity to take over a fully permitted and built out second generation restaurant, offered with furniture, fixtures and equipment in place and ready to begin operating. Located the key corner of 8th Avenue & G Street in East Village, the location has excellent walk-ability with pedestrian traffic to and from Gaslamp (two blocks west), Petco Park (3 blocks south) 10 minutes to the Convention Center.

Recently permitted full kitchen (2025) with walk-in refrigerator and ample dishwashing station serves two distinct rooms offering multiple options for intimate or large group dining. A beautiful, secluded courtyard adjoins the restaurant and kitchen, with privacy and security for outdoor dining or private events.

At-A-Glance

- **Premises** – 2,100SF 2nd generation restaurant
- **Offering** – Includes onsite FF&E as shown
- **Key Features** – Type 1 Hood; walk-in fridge
- **Price & Terms** – Call

Highlights

- **Zero CAPEX Required** – Avoid construction delays!
- **Fully Outfitted** – Start operating immediately!
- **Secure Courtyard** – Rare amenity available!
- **Built-in Demand** - Serve onsite guests & residents!

ADDRESS: 719-721 8th Avenue, San Diego, CA 92101

CONTACT: George Scarvelis | 619.500.1980 | gscarvelis@gmail.com