

**Confidential Sale — Please do not speak
with employees or customers regarding sale.*



558 4th Ave Gaslamp Restaurant / Bar For Sale

+/- 3,500 SF + Patio / Type 47 ABC License (Full Liquor)



Highlights

4th Ave Gaslamp Restaurant / Bar For Sale with Type 47 ABC License



Rare restaurant sale opportunity within the most sought-after block of 4th Ave within San Diego's famous Gaslamp Quarter.

Strong foot traffic day and night at your front door, fueled by the convention center, Petco Park, locals and tourists.

Turn-key restaurant with high-end finishes and full-service bar.

Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.

Sale includes Brand/Tradename, Menu, FF&E, leasehold interests, and Type 47 full liquor license. *Seller to provide 30-days training.*

Address: 558 4th Ave

Business For Sale: Las Hadas

Size: ± 3,500 SF + Patio

Rent: Contact Broker

Lease Expiration: Contact Broker

ABC License: Type 47 (Full Liquor) 2AM

Asking Price: \$450,000





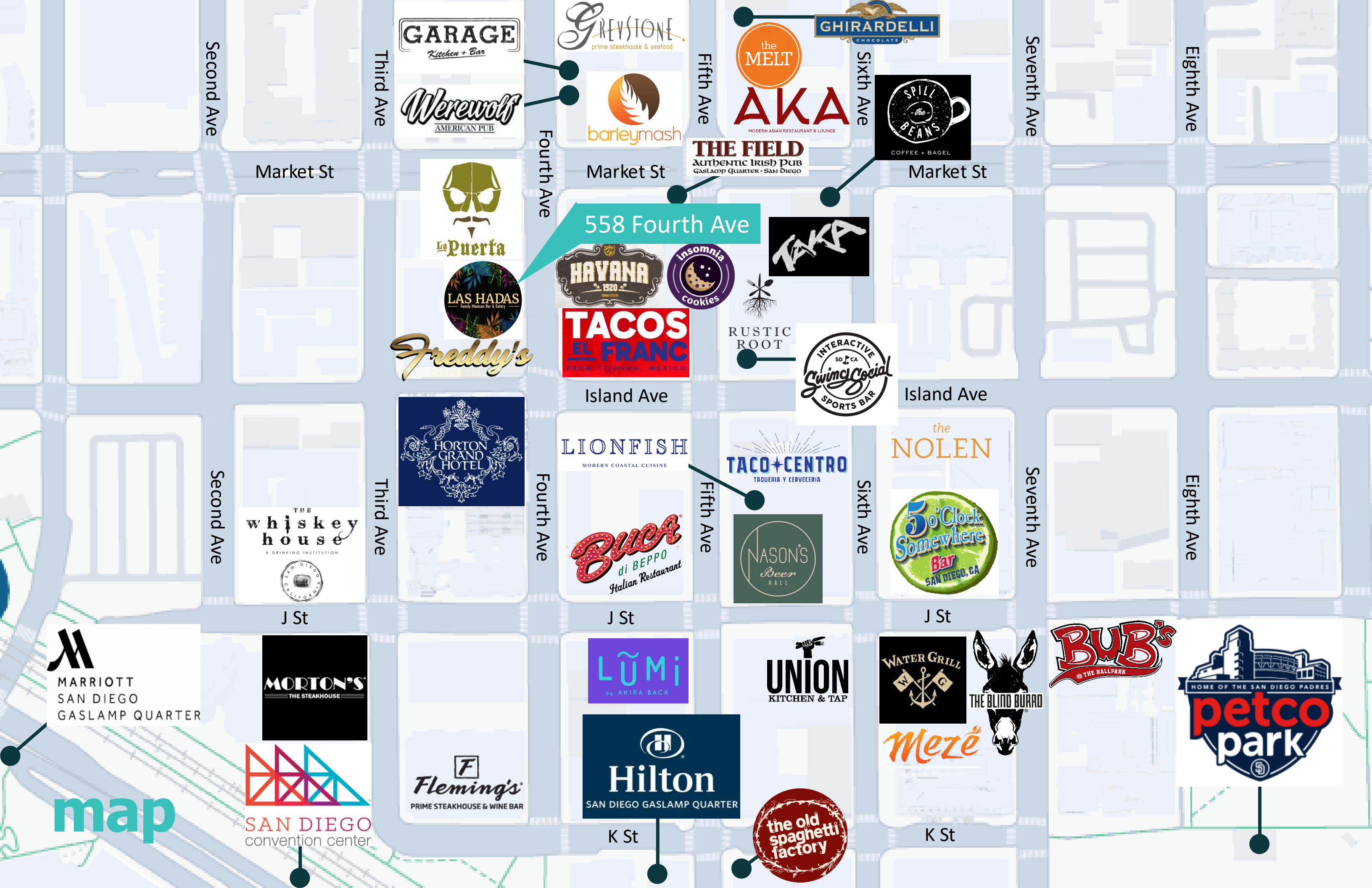
premises



premises

kitchen





Second Ave

Third Ave

Fifth Ave

Sixth Ave

Seventh Ave

Eighth Ave

Market St

Market St

Market St

Fourth Ave

558 Fourth Ave



Island Ave

Island Ave

Second Ave

Third Ave

Fourth Ave

Fifth Ave

Sixth Ave

Seventh Ave

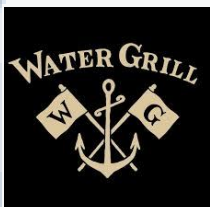
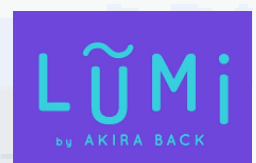
Eighth Ave



J St

J St

J St



K St

K St

map

Downtown at a glance...



Residential Population:

1 Mile: 52,452
3 Mile: 182,433
5 Mile: 460,791



Business Population:

1 Mile: 65,416
3 Mile: 217,400
5 Mile: 350,907



Median Household Income:

1 Mile: \$76,713
3 Mile: \$80,704
5 Mile: \$74,510



Average Household Income:

1 Mile: \$107,622
3 Mile: \$108,830
5 Mile: \$100,307

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neighborhood



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