

* DO NOT DISTURB EXISTING TENANT.

2,268 SF RESTAURANT FOR SALE

Promiscuous Fork | 3801 Ingraham, San Diego, CA 92109



**FLOCKE &
AVOYER**

Commercial Real Estate

RESTAURANT FOR SALE

±2,268 SF + Patio & Assets

FOR OFFERING INFORMATION:

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| PROMISCUOUS FORK |



PROPERTY HIGHLIGHTS

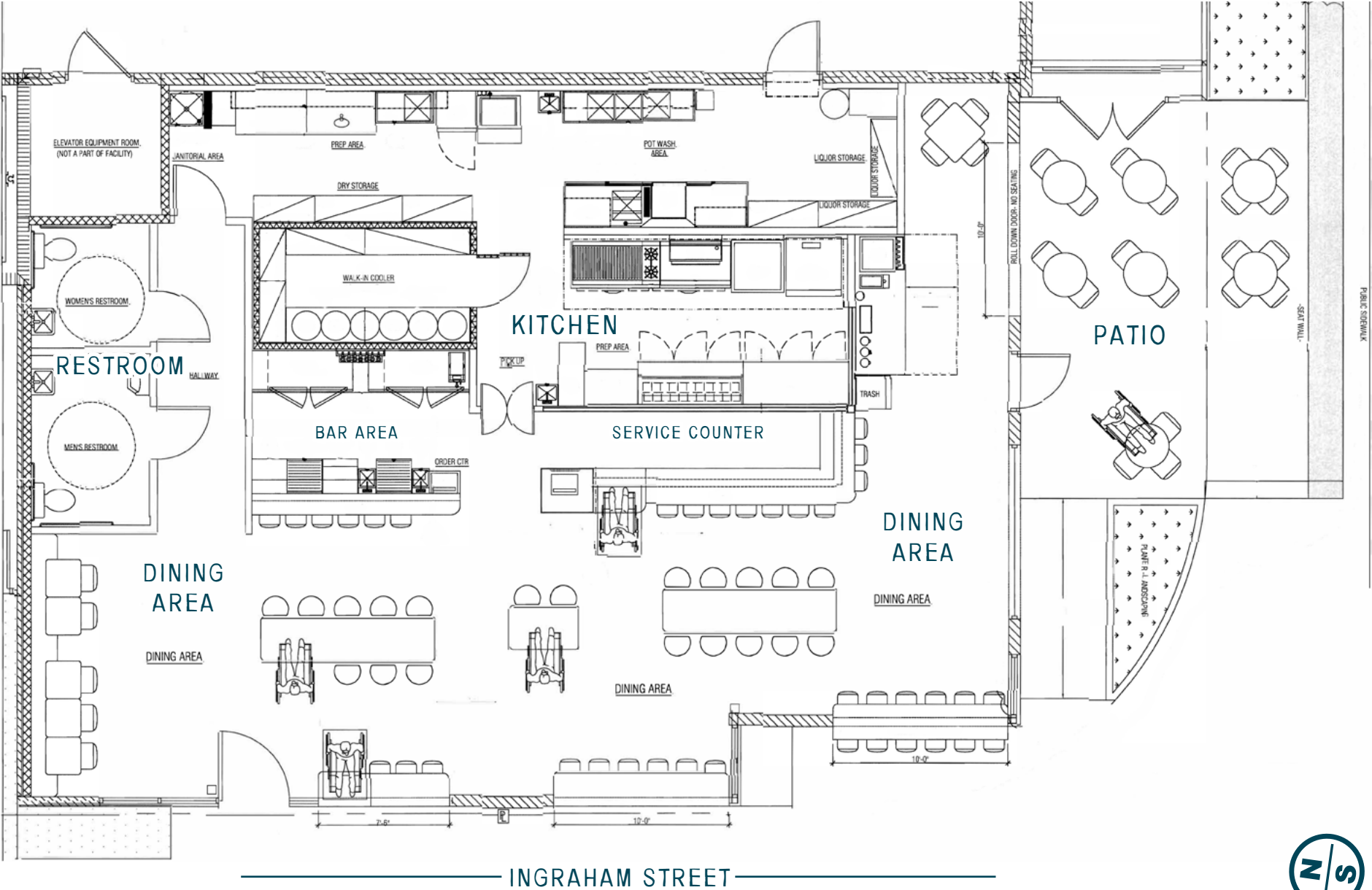
- 2,268 SF + patio.
- Built-out corner restaurant.
- Type 41 license.
- Asset sale.
- On-site parking.
- Situated below *The Point* a 21-unit apartment building.
- Intersection of Ingraham Street and La Playa Avenue.

- Initial term runs through June 2021.
- Two 5-year options to renew.
- Rent schedule:
 - 06/17 – 06/18: \$3.39/SF + NNN
 - 06/18 – 06/19: \$3.49/SF + NNN
 - 06/19 – 06/20: \$3.59/SF + NNN
 - 06/20 – 06/21: \$3.70/SF + NNN
- NNN's approximately \$0.74/SF.

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SITE PLAN



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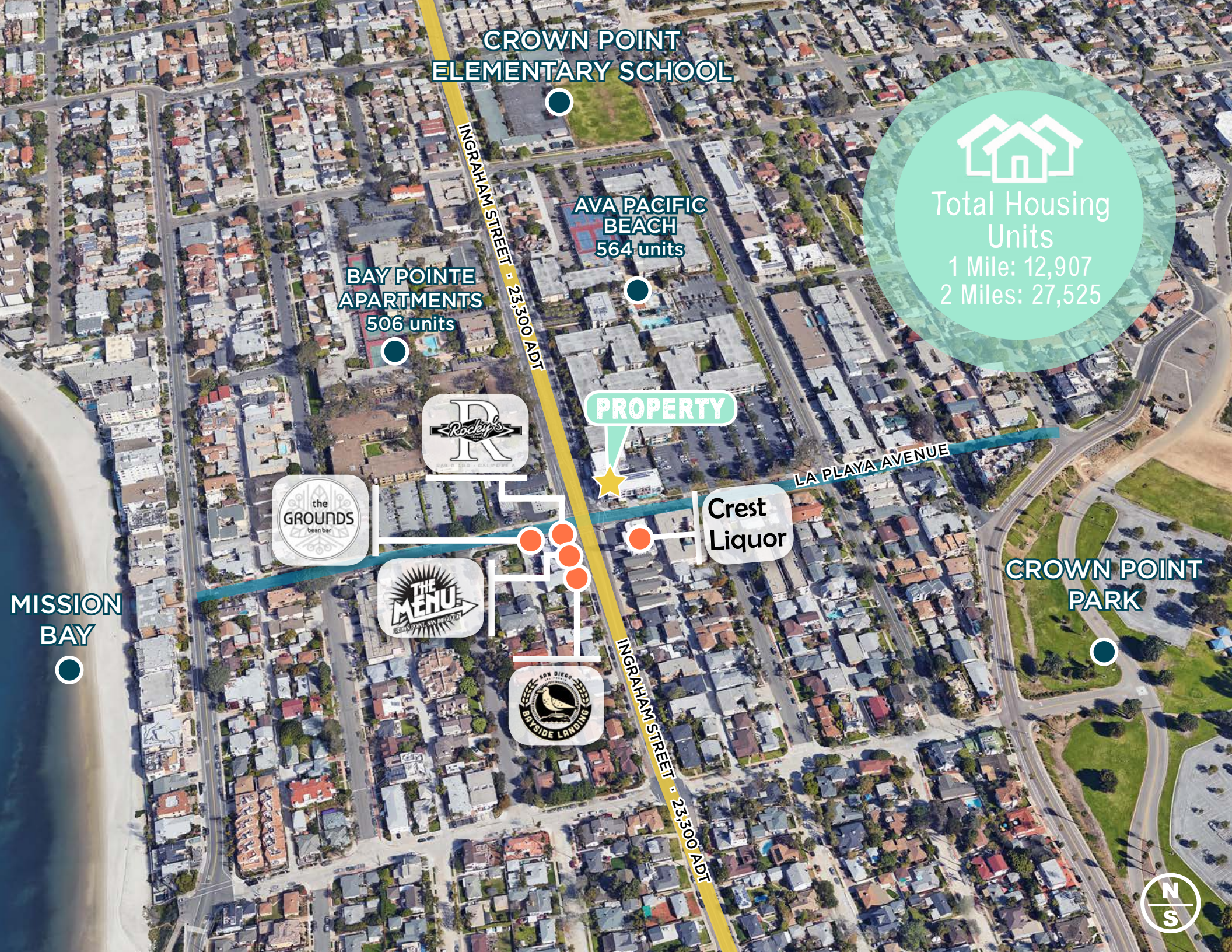
NEIGHBORHOOD HIGHLIGHTS

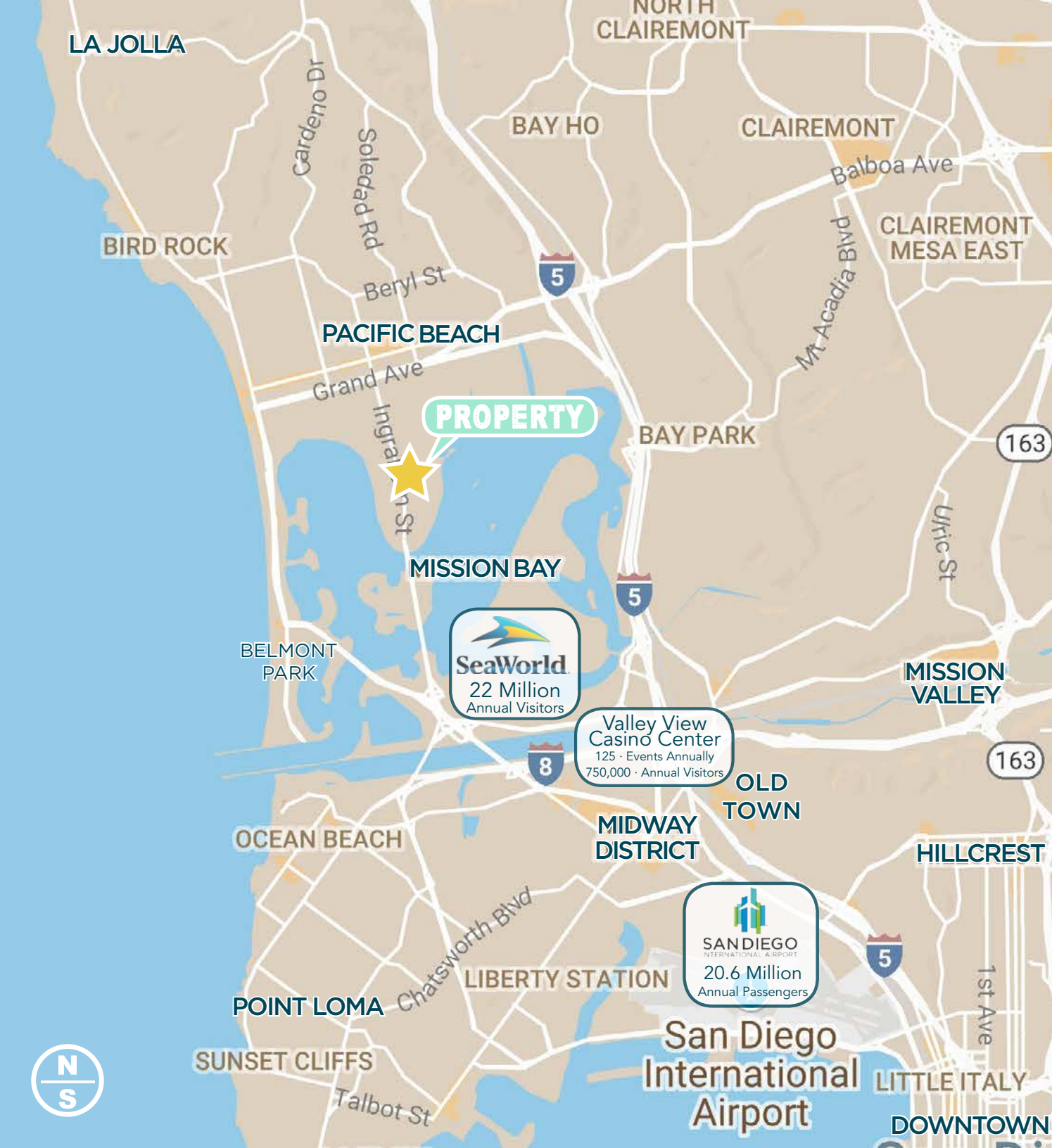
- In the highly populated neighborhood of Crown Point/Pacific Beach.
- Across the street from Rocky's Crown Pub, The Grounds Bean Bar, Bayside Landing and The Menu.
- Minutes from San Diego attractions: Sea World, Belmont Park and Valley View Casino Center.
- Ideally situated along Ingraham Street with 23,300 cars per day.
- Great access to the Interstate 5 & 8.
- Centrally located with close proximity to Pacific Beach, Mission Beach, Mission Bay, Ocean Beach, Old Town & La Jolla.

**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



AREA TENANTS





*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.



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