

3582
MT ACADIA BLVD SUITE A
SAN DIEGO, CA 92111

ASSET SALE
WITH COMPETITIVE LEASE TERMS

BUILT OUT COMMERCIAL KITCHEN + INFRASTRUCTURE

±1,000 SF

CAST
CAPITAL PARTNERS

SPACE HIGHLIGHTS

- ±1,000 SF commercial kitchen in Central San Diego
- Efficient layout designed for both production and retail operations
- Abundant natural light and A/C throughout
- Ideal for bakery, catering, specialty food production, or similar uses

INVESTMENT HIGHLIGHTS

- Commercial kitchen infrastructure in place for immediate use
- Significant savings versus build-out costs
- Low overhead, reduced risk, and immediate entry into production
- Competitive lease terms provided by management

ASKING PRICE: $125,000





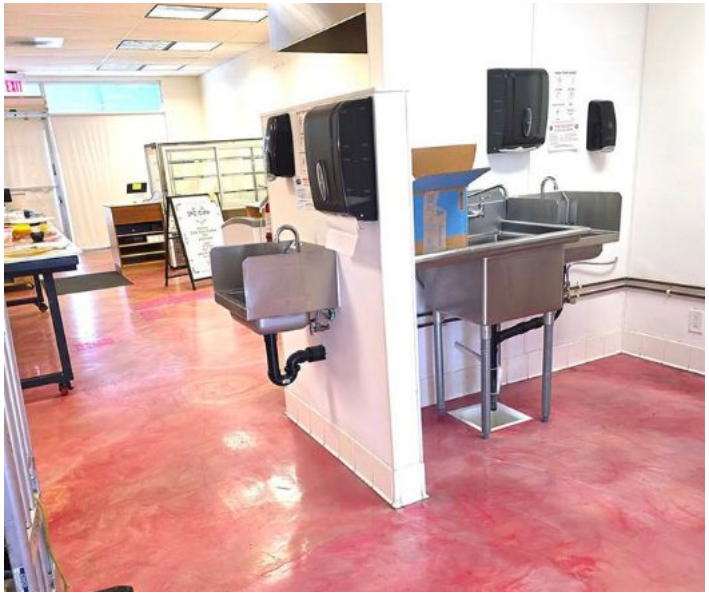
Photos may show FF&E no longer in the space

KEY INFRASTRUCTURE
INCLUDED IN PURCHASE

Type II Commercial Hood (Captive-Aire)
70 LB Grease Trap (Watts Interceptor)
Dedicated Electrical and Plumbing Systems
60-Gallon Electric Water Heater
Multiple Sinks and Floor Drains
Heat Reflecting Window Shades





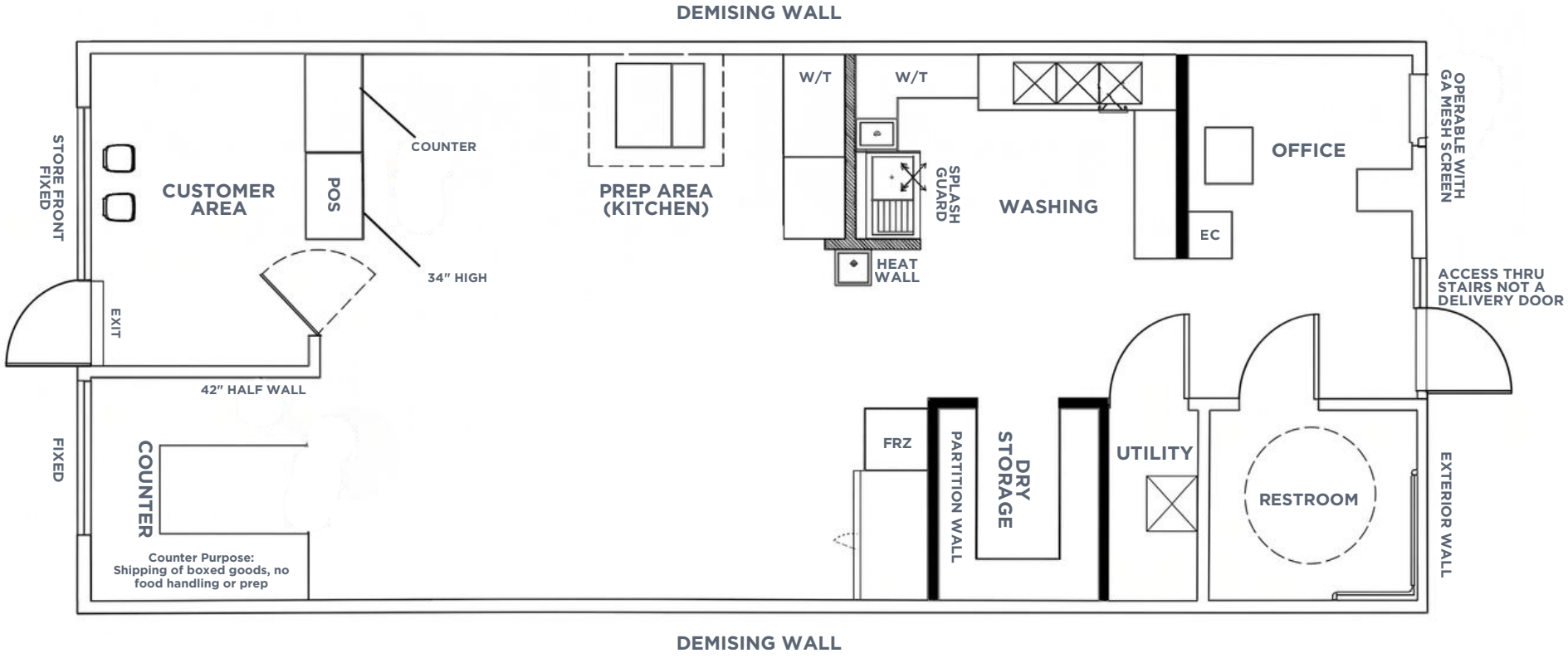




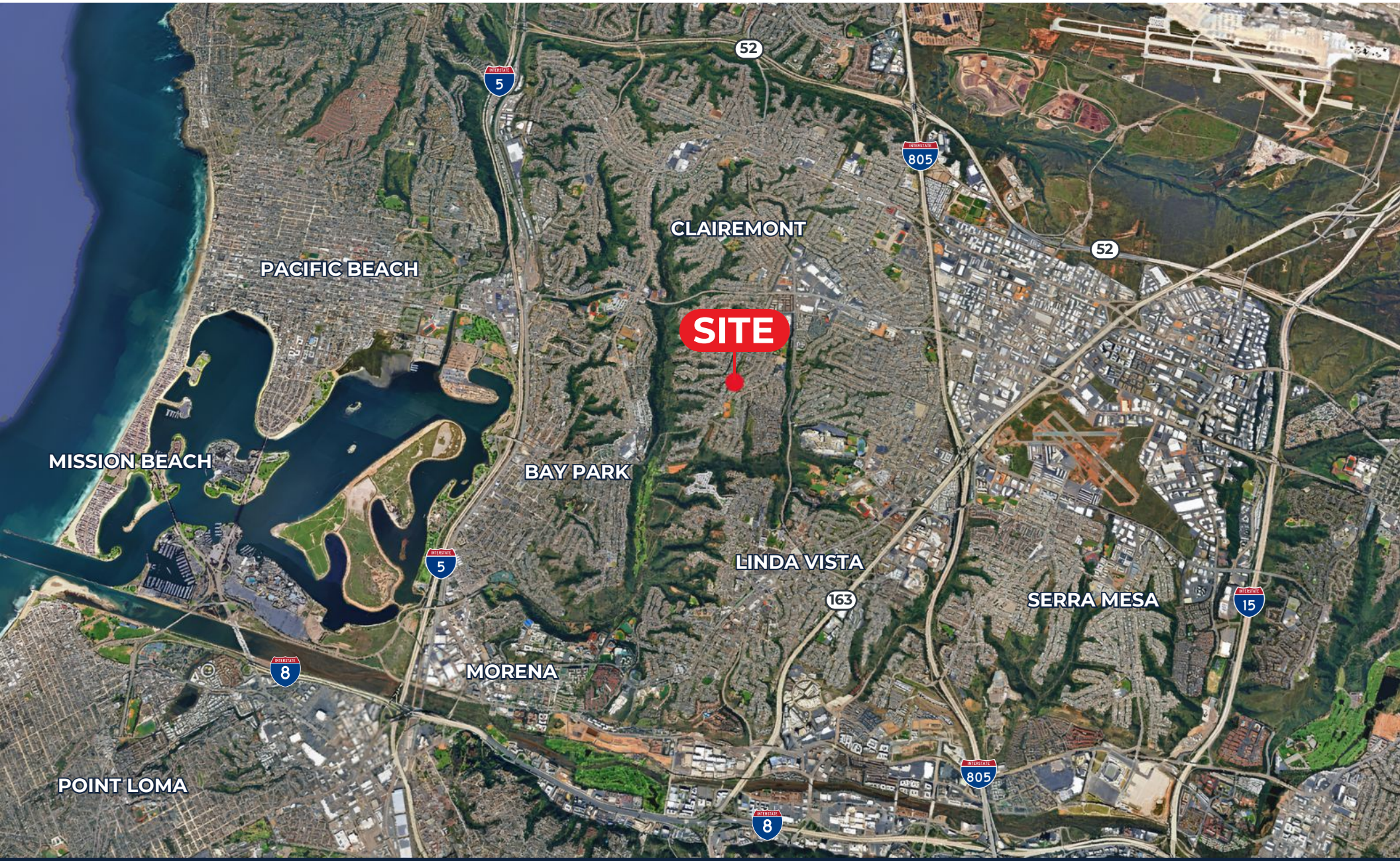


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SIZE	RATE	NNN	AVAILABILITY
±1,000 SF	$1,300/MONTH + NNN	$487.96/MONTH *subject to change	UPON PURCHASE OF ASSETS



CENTRAL SAN DIEGO LOCATION





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