



## Current Restaurant Tenant L1, Large Commercial Space, San Jose del Cabo,



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 1,581,802.36

### Location

Pays: Mexique  
Soumis: 01/07/2025

#### Description:

Diversify your cash flow with an established 10 year lease restaurant tenant. Reduce your investment risk with a trusted success. Plaza del Pescador is a well positioned property with a strong presence since 2012. This 4 955.7 sq ft 460.4 M2 restaurant commercial space hosts a highly successful long term tenant with a proven track record details available upon request . The current annual cash flow is 118K USD with an active lease agreement until 2032. A high profile opportunity to earn return on investment with built in inflation increments through a pre existing 10 year lease.

Supplements The space is cornered on the left end when facing the strip mall. The front is 16.93 linear meters along the extra wide pedestrian walkway. The industrious design is completed with floor to ceiling clear windows and quality flooring that withstands high volume traffic and heavy furniture. The double terrace three restroom stalls service entrance storage area bar and closed off kitchen makes it desirable to fulfill the current tenants needs and versatile for future ones. The tenant currently hosts a capacity for 90 guests and 150 for private events. It provides unique culinary options with quality grills and Mexican classics. The meticulously designed dimmed lighting invites an exquisite ambiance to enjoy a memorable dining experience paired with live jazz nights happy hours and entertainment.. The prime location faces the entrance to Royal Solaris and the Hilton Cabo Azul hotels capturing massive foot traffic. The vibrant San Jose tourist corridor is the only four lane avenue with a designated bike lane wide pedestrian crossroads and well maintained public areas for both locals and tourists to enjoy. The hotels nearby total over 1850 rooms at an average of 72% occupancy rate the area has an estimated 66 590 monthly visitors. A statistic that will keep any future tenants' interest. Unlike vacation rentals this established tenant minimizes turnover. The lease agreement outlines pre defined tenant improvements and maintenance responsibilities. Other Highlights Walking distance to the ocean safeguarding property value Surging commercial rental demand that outpaces supply in an intensifying commercial market momentum 137



Underground parking spots for guests convenience Food service industry projects growth and is resilient during recessions The location caters not only to the tourism industry but also to over 400 nearby residences among the Club la Costa phases I III Misiones Las Ma anitas and Tortuga Bay housing developments all less than 5 min away. Plaza del Pescador is complemented by an array of attractions including cafes banks restaurants retail offices and fitness centers that service a broad range of ages from Gen Z to Boomers. Invest in a secure passive income stream and own a piece of a thriving district. View for yourself if it's a good fit for your portfolio and dine on site available on Open Table as Penca . This is an ideal find for investors seeking a hands off approach to generating a significant financial advantage with minimal management responsibilities.

Property Type Commercial

Square Footage 4 954

Status Active

## Commun

Pied carré fini: 4.954 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T79321/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T79321/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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