

**PHO RESTAURANT AND TEA BAR**  
**San Jose, Santa Clara County, CA**

**GTR#: 1829**

**ASKING PRICE: \$250,000**

**Size/Seating:**        Approx. 2,000 sq. ft. / 85 Seats  
**Rent:**                     \$7012 base rent, NNN \$1,338  
**Lease Terms:**        Lease, expires 2023, 5-year option  
**Revenue:**             To qualified buyers



**PROPERTY PROFILE**

This authentic Pho restaurant is located in downtown San Jose, walking distance to the City Hall, San Jose State University, in a mixed businesses and residential area. Corner location on a busy street with a private parking. Using family recipes passed down from generation to generation, the restaurant uses freshly grown natural ingredients, with traditional preparation methods to enhance the healthful quality, and natural flavor of the food. It also offers a wide variety of Mintea drinks, with the best flavors around. The dining room has modern settings convenient for sit-down dining, pick up, private or business gathering. The restaurant has 85 seating capacity, full kitchen with type 1 hood and a second hood, walking cooler and freezer, required system of sinks, grease trap, 6-burner stove, electrical ovens, deep fryer, multiple woks. Owned POS, electronic menu displays, office, ADA bathrooms, patio setting. Lease expires in 2023 and has a 5-year renewal option. NDA is required.

**GENERAL INFORMATION**

**Location:**                Confidential  
**Co Tenants:**            Other Restaurants & Businesses  
**Signage:**                Building Signage  
**Ownership:**            Corporation  
**Seating:**                85 inside, patio  
**Size:**                     Approximately 2,000 sq. ft.  
**Parking:**                Private Parking  
**License(s):**             Business, Resale  
**Open:**                    Open 6 days a week, 11 AM - 8 PM  
                                  Closed Sunday  
**Reason For Sale:**     Other Interest

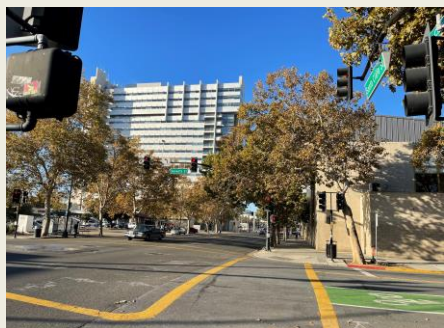


## LEASE INFORMATION

## FINANCIAL INFORMATION

**Lease/Rent:** \$7,012 NNN  
**Lease Expiration:** 2023  
**Yearly Adjustment:** May 2022  
**Lease Option:** 5-year option  
**Security Deposit:** \$6,600

**Revenue:** Approx. \$288,000 per year  
**Payroll:** 6 employees; 2 - full time, 4 – part time  
**Rent:** \$91,850 per year  
**Utilities:** \$11,800 per year  
**Net Profit:** TBD



## CONTACT INFORMATION



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