

**BREAKFAST/LUNCH RESTAURANT
San Jose, CA 95125**

**GTR#: 1618
ASKING PRICE: \$419,000**

Size: Approximately 4,000 sq. ft./ 130 seats inside , 30 outdoor
Rent: \$9,677 NNN
Lease: New lease or renewal option
Revenue: \$40K per month



PROPERTY PROFILE

This is a popular franchise restaurant located in a strip shopping center in South San Jose. The capacity is 130 seats inside and 30 seats outside. The restaurant has a full liquor license. Fully equipped kitchen. Opens 7 days a week. The restaurant cannot be converted into another food-service business. Lease expires in 2024. Steady income, cash flow. Over \$40,000 in monthly revenue. NDA is required. Books available to qualified buyers. NDA is required @ <http://www.goldentrustrealty.com>

GENERAL INFORMATION

Location: Business center
Co Tenants: Restaurants and other business
Signage: Building Signage
Ownership: Corporation
Seating: 130/30 Seating inside/outside
Size: 4,000 square feet
Parking: Business center parking
License(s): Business, BOE, ABC 47
Open: Open 7 days a week. 7 AM -7:00 PM
Reason For Sale: Other interests

LEASE INFORMATION

Lease/Rent: \$\$9,677 plus \$2,000 NNN
Lease Expiration: 2024
Yearly Adjustment: 2%
Lease Option: New lease
Security Deposit: \$10,000



CONTACT INFORMATION

Listed by: Maggy Slavova, Broker DRE License No. 01387995
Phone: 408.829.2315
Fax: 408.926.9602
Email: maggyslavova@yahoo.com