

**GTR#: 1498**  
**WRAP/SANDWICH RESTAURANT**  
**San Jose, CA 95135**  
**ASKING PRICE: \$165,000**

**Size/Seating:** 1,800 square foot, 46 seats  
**Rent:** \$3,750 including NNN  
**Lease Terms:** 5 years + One 5-year option  
**Revenue:** Upon request (NDA)



## PROPERTY PROFILE

Very busy business location in San Jose anchored by high-tech companies and other businesses. This is a middle size healthy food franchise restaurant with nice, clean and comfortable atmosphere. Seating capacity is 25 seats. The restaurant is opened 5 days a week for lunch and dinner. The restaurant is equipped with full large kitchen, type one 8-foot newer hood, grill, small pizza oven, walking freezer and cooler, grease trap, salad bar, warmers, microwave. There are plenty of storage and preparation rooms perfect for catering. Central AC and heating, wooden tables and chairs, cash register. There are plenty of parking, back door for delivery and supply, ADA restroom. Can be converted to another cuisine.

## GENERAL INFORMATION



**Location:** Confidential  
**Co Tenants:** Companies, Restaurant.  
**Signage:** Building Signage  
**Ownership:** Individuals  
**Seating:** 25 seats plus patio  
**Size:** 1,800 square foot  
**Parking:** Ample  
**License(s):** Business, Sale Permit, Health Permit  
**Open:** Open 5 days a week from 9:30 AM to 9:30 PM. Close on Saturday/Sunday.  
**Reason For Sale:** Other interests



## CONTACT INFORMATION

**Listed by:** Maggy Slavova, Broker DRE License No. 01387995  
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## LEASE INFORMATION

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<b>Lease/Rent:</b>	\$3,750 including NNN
<b>Lease :</b>	4 years left from original lease, 5-year option
<b>Yearly Adjustment:</b>	CPI
<b>Lease Option:</b>	One 5-year
<b>Security Deposit:</b>	\$2,632



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