

MEDITERRANEAN RESTAURANT
San Jose, CA 95113

GTR#: 1608
ASKING PRICE: \$135,000

Size/Seating: Approximately 1,900 SF/ 55 seats
Rent: \$3,100 + Property taxes
Lease Terms: Lease expires in 2014/2019/2024
Revenue: To qualified buyers only



PROPERTY PROFILE

Newly renovated, full service restaurant in the Downtown of San Jose. Walking traffic from businesses, banks, residential all day and weekends; parking validation; free street parking after 6 PM. The capacity is 55 seats. Street patio seating is possible. The full kitchen has an upgraded fire system, oven, stove with 6 burners, a commercial fryers, grills, preparation tables, salad preparation table with cooler, freezers and coolers. The kitchen can be adjusted to any kind of cuisine. There is an ice maker, beverage coolers, various sinks, water heater, grease trap, 2 ADA bathrooms. All major utility systems were upgraded/replaced in 2012, including gas line/plumbing, electrical, HVAC equipment, lighting facilities, fire protection system, fixtures, interior walls, ceilings, floors, windows, doors. Long term lease, expires in 2024 (including two 5-year options). NDA is required.

GENERAL INFORMATION



Location: Downtown San Jose
Co Tenants: Stores and other restaurants
Signage: Outside Building Signage, Inside Building Signage
Ownership: LLC
Seating: 55 Seating
Size: Restaurant: 1,900 square feet
Mezzanine storage area of +/- 400 square feet
Exterior storage area of approximately 150 square feet
Parking: Street
License(s): Business, Sale Permit, Liquor License type 41
Open: Open 7 days a week. 11 AM - 9:30 PM.
Possible opening to midnight.
Reason For Sale: Owner has another business

CONTACT INFORMATION

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LEASE INFORMATION

Lease/Rent:	1st 5-year option: rent \$3,200-3,600 (\$100 increase each year)
	2nd 5-year option: rent \$3,800-4,400 (\$150 increase each year)
Lease Expiration:	2014, 2019, 2024
Yearly Adjustment:	\$100, \$150
Lease Option:	Two 5-year option
Security Deposit:	\$5,000; \$1,000 Lease assignment fees



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