

**KOREAN RESTAURANT**

San Jose, CA 95131

GTR#: 1637

**ASKING PRICE: \$150,000**

**Size/Seating Capacity:** Approximately 1,510 sq.ft./ 35 seats plus patio

**Rent:** \$6,115 NNN

**Lease Terms:** 5 years, expires 2021

**Revenue:** Approx. \$420,000



**PROPERTY PROFILE**

This is a turn-key restaurant located in a very popular business center near CISCO, other high-tech businesses and hotels. Very busy for lunch and diner. The capacity is 35 seats inside and 8-15 seats in the patio. The restaurant has a full kitchen with newer kitchen equipment. It was completely renovated in 2016. Commercial hoods 10-11", walking cooler, 8-burner stove, fryer, flat grill, grease trap, ice machine, preparation cooler, preparation tables, various sinks, water heater, ADA bathroom. Opens 5 days a week. The store can be converted into another food-service business if does not compete with the other restaurants in the shopping center.. Lease expires in 2021 and has a 5-year option. NDA is required. Absentee owner operated. NDA is required.

**GENERAL INFORMATION**



<b>Location:</b>	Commercial
<b>Co Tenants:</b>	Other business and Restaurants
<b>Signage:</b>	Building Signage
<b>Ownership:</b>	LLC
<b>Seating:</b>	35 Seating plus Patio
<b>Size:</b>	1,510 square feet
<b>Parking:</b>	Business center parking
<b>License(s):</b>	Business, BOE
<b>Open:</b>	Open 5 days a week. Mon - Fri: 10:30 AM - 9 PM
<b>Reason For Sale:</b>	Other interests

**CONTACT INFORMATION**

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## LEASE INFORMATION

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<b>Lease/Rent:</b>	\$6,115 plus \$2,400 NNN
<b>Lease Expiration:</b>	2021
<b>Yearly Adjustment:</b>	\$200
<b>Lease Option:</b>	TBD
<b>Security Deposit:</b>	\$9,500



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