

**COFFEE SHOP  
San Jose, CA**

**GTR#: 1819**

**ASKING PRICE: \$143,000**

**Size/Seating:** Approx. 1,110sq. ft.  
**Rent:** \$2,996 Total  
**Lease Terms:** Lease expires in 2021  
**Revenue:** To qualified buyers



**PROPERTY PROFILE**

This neighborhood coffee shop is located in the Willow Glen area in San Jose. The shop serves coffee, tea, smoothies, cold and hot drinks, breakfast, brunch, pastries, tacos, wraps. The shop is a turn-key business with potential to make dissent income. It has welcoming and relaxing atmosphere and friendly service. It seats 24 guests with additional outside seating. The shop has small kitchen with new refrigerator, new freezer, espresso machine, new water heater, mini cooler. System of required sinks, preparation table, salad bar, blenders, chairs and tables are all included in the sale. NDA is required.

**GENERAL INFORMATION**



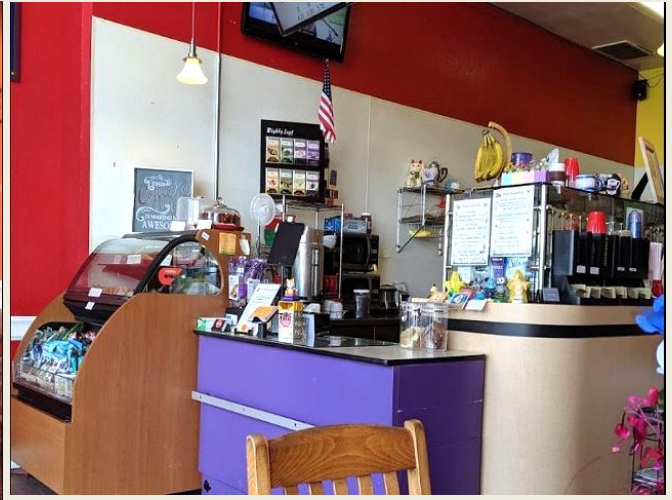
**Location:** Willow Glen  
**Co Tenants:** Other business  
**Signage:** Building Signage  
**Ownership:** Individual  
**Seating:** 24 inside, patio seats  
**Size:** Approximately 1,110 sq. ft.  
**Parking:** Street  
**License(s):** Business, Resale, Beer & Wine  
**Open:** Open 7 days a week.  
M-F 6 am – 4 pm  
Sat 7 am – 1 pm  
Sun 8 am – 12 pm

**CONTACT INFORMATION**

**Reason For Sale:** Relocation



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## LEASE INFORMATION

**Lease/Rent:** \$2,996 Total  
**Lease Expiration:** 2021  
**Yearly Adjustment:** \$110 per year  
**Lease Option:** 1 5-year option  
**Security Deposit:** \$2,600



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