

**VIETNAMESE RESTAURANT**  
**South San Jose, CA**

**GTR#: 1828**

**ASKING PRICE: \$120,000**

**Size/Seating:** Approx. 1,600 sq. ft.  
42 seat plus 8 outside

**Rent:** \$3.25 per sq. ft.; \$5,200 Total

**Lease Terms:** Expires 2024, 5-year option

**Revenue:** To qualified buyers



**PROPERTY PROFILE**

Turn-key restaurant located near popular market place in South San Jose. The restaurant has 42 seats inside and 8 seats outside and serves breakfast/lunch/diner and deserts. Full commercial kitchen, freezer, refrigerator, deep fryer, 6-burner stove, oven, grill ice maker, espresso machine, cold pastry cases. The restaurant can be converted into another type of food, except for Pho- food, pizza and sandwich. The total rent is approximately \$5,200 per month. Lease expires in 2024. Generates \$40K-\$50K per month (before the corona virus shut down). NDA is required.

**GENERAL INFORMATION**

**Location:** Confidential

**Co Tenants:** Other Restaurants & Businesses

**Signage:** Building Signage

**Ownership:** Corporation

**Seating:** 42 inside, 8 outside

**Size:** Approximately 1,600 sq. ft.

**Parking:** Shopping Center

**License(s):** Business, Resale

**Open:** Open 7 days a week, 8 AM - 9 PM

**Reason For Sale:** Other Interest

**LEASE INFORMATION**

**Lease/Rent:** \$3,25 per sq. ft.  
\$5,200 Total

**Lease Expiration:** 2024

**Yearly Adjustment:** 3%

**Lease Option:** 5-year option

**Security Deposit:** \$3,200

**CONTACT INFORMATION**



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