

11955 - Food and Beverage

Northern California

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Well-established neighborhood market operating for nearly 30 years in a prime downtown location. Established in 1998, the business has built a loyal customer base and strong presence in the local community. The market offers a variety of grocery items along with a meat and deli department as well as a full service fish counter, only one in the city. The business benefits from ample customer parking and excellent accessibility. A manager is already in place, providing an attractive opportunity for a buyer seeking an established operation with experienced management. This is a great opportunity to acquire a long-standing market in a desirable, high-visibility location.

### Established Downtown Market - Prime Location



### Recast Earnings

(Not Verified By Business Team)

|                           | 7.5 Months Ended | 12 Months Ended | 12 Months Ended | 12 Months Ended |
|---------------------------|------------------|-----------------|-----------------|-----------------|
|                           | 8/12/2026        | 12/31/2025      | 12/31/2024      | 12/31/2023      |
| <b>Sales</b>              | \$324,177        | \$583,649       | \$622,630       | \$645,127       |
| <b>Adjusted Cash Flow</b> | (\$21,481)       | (\$32,226)      | \$19,169        | (\$18,717)      |

### Operations

| Number of Employees | Full Time                    | Part Time | Licenses Required |
|---------------------|------------------------------|-----------|-------------------|
| Non-Owners          | 0                            | 5         | Business License  |
| Owners              | 0                            | 0         |                   |
| Hours of Operation  | Mon-Sat: 10-6 Sundays closed |           |                   |

### Price/Terms

### Lease

|                         |           |                            |            |
|-------------------------|-----------|----------------------------|------------|
| Asking Price            | \$250,000 | Monthly Rent Including NNN | \$4,760    |
| Down Payment            | \$75,000  | Expires                    | 12/31/2028 |
| Inventory (included)    | \$20,000  | Option                     | No         |
|                         |           | Size (sq.ft.)              | 1600       |
| Real Property Available | No        | New Lease Available        | No         |

### Miscellaneous

|                      |               |          |                 |
|----------------------|---------------|----------|-----------------|
| Type of Organization | LLC           | Training | 1 Weeks20 Hours |
| Reason for Sale      | Health issues |          |                 |

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.