

ST10780 - Markets &amp; C-Stores

Northern California - Central Valley

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This full-service independent grocery store is located in the foothills of the Northern California Gold Country. Well established in the community, this store features full meat, bakery, deli, and floral department. With an average of over \$1 Million in EBITDA, this opportunity is perfect as an add-on to a regional chain or investment group. A well trained General Store Manager and staff will remain with the operation. Regardless of SBA loan qualifications, the landlord will require: 1) Direct experience in operating full service grocery stores of 30,000 sf. or greater. 2) Net liquidity of more than \$1 Million AFTER the transaction. 3) NDA with full Financial Statement to get CBR.

**High Profit Independent Grocery Store****Recast Earnings***(Not Verified By Business Team)*

	52 Weeks Ending	12 Months Ending	12 Months Ending	12 Months Ending
	12/31/2023	12/31/2022	12/31/2021	12/31/2020
<b>Sales</b>	\$19,230,455	\$19,066,340	\$18,201,529	\$17,885,726
<b>Adjusted Cash Flow</b>	\$1,123,820	\$1,172,390	\$1,268,331	\$1,521,334

**Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	42	2	Health, Liquor, Business
Owners	1	0	
Hours of Operation	7AM-9PM		

**Price/Terms****Lease**

Asking Price	\$4,250,000	Monthly Rent Including NNN	\$35,738
Down Payment	\$4,250,000	Expires	9/30/2024
Inventory (included)	\$900,000	Option	For 10 years
Real Property Available	No	Size (sq.ft.)	33391
		New Lease Available	No

**Miscellaneous**

Type of Organization	S Corp	Training	4 Weeks30 Hours
Reason for Sale	Retirement		

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.