

LA10304 - Food and Beverage

Southern California

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This modern craft coffee shop and cafe has been established for four years and has 4.5 stars and over 300 reviews on Yelp and Google. Voted "Best Avocado Toast" by San Diego Magazine in their "The Best of San Diego 2017." Highly visible location on a busy street between the popular neighborhoods of Hillcrest and North Park on the ground floor of a mixed-use development with 36 luxury apartment units and neighboring several other large apartment buildings and condos with an established neighborhood customer-base. Located on the same street as the San Diego Zoo and Balboa Park (just one mile away). Restaurant is 1210 sq ft indoors with a 322 sq ft patio. Large sliding doors can be opened on sunny days to create seamless indoor/outdoor dining. The cafe is also equipped with air conditioning. Rent is \$4,085 per month. Currently serving cold brew coffee on draft, espresso (with 2-group La Marzocco commercial espresso machine), crepes, croissant sandwiches, salads, toasts, and several other menu items in a kitchen equipped with a TurboChef TORNADO 2 countertop convection oven and commercial reach-in refrigerator. ABC 41 beer and wine liquor license - currently serving beer, wine, mimosas, and wine slushies. Established successful delivery services: Postmates, Uber Eats, & Door Dash.

Modern Coffee Shop w/ Beer + Wine (ABC 41)**Recast Earnings** (Not Verified By Business Team)

	12 Months Ended 12/31/2019	12 Months Ended 12/31/2018	12 Months Ended 12/31/2017
Sales	\$693,047	\$635,101	\$478,243
Adjusted Cash Flow	\$8,764	(\$6,907)	(\$64,512)

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	2	8	Business License. Beer & Wine (ABC-41)
Owners	2	0	

Hours of Operation 6am - 9pm; Post Covid-19 7am - 3pm

Price/Terms

Asking Price	\$150,000
Down Payment	\$150,000
Inventory (included)	\$4,000

Lease

Monthly Rent Including NNN	\$4,085
Expires	04/01/2026
Option	No
Size (sq.ft.)	1210
New Lease Available	No

Real Property Available No

Miscellaneous

Type of Organization	S Corp	Training	2 weeks 40 hours
Reason for Sale	Relocating		

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.