



HIGH-PROFIT FRANCHISED RESTAURANT

PRICED FOR QUICK SALE!

SB799 – The Sandwich Spot at McCarthy Ranch

***** OWNERS MOVING OUT OF STATE *****

176 Ranch Drive, Milpitas, CA 95035 (Please call Broker before visiting!)



Business Summary

This rare quick-sale opportunity is for a super-clean, turn-key, well organized, well run/debt-free, franchised sandwich restaurant located in a large and highly trafficked shopping center. The shopping center is surrounded by Silicon Valley Tech companies and high-density residential areas, and it includes a Super Walmart, Best Buy, Financial centers and banks, and several other retail businesses that draw shoppers and diners from all over the South SF Bay Area.

Excellent support from the Franchisor. 2020 & 2021 Covid years more profitable than pre-Covid!

The owners are moving out of state and have priced below market value to encourage a quick sale. If you have been looking for an incredibly solid, highly-profitable limited-service restaurant business for a low selling price, here is your opportunity!

Operational Information

| Days | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-------|------|-----|-----|-----|-----|-----|------|
| Hours | 10-4 | 9-6 | 9-6 | 9-6 | 9-6 | 9-6 | 10-5 |

Inside Seats: 28

Outside Seats: 8

Parking Spaces: 30 Minimum

Liquor License: No

Catering Services: Yes

Online Presence: Yes

Year Established: September 2017

Year acquired by owner: October 2018

Carry out: Yes

Dine-In: Yes

Delivery: Yes (\$100.00 Minimum)

FT Staff: 0

PT Staff: 3

Owner Hours: 40 Per Week

Lease Information

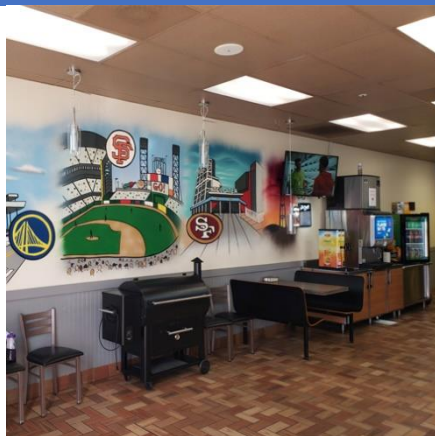
Inside SqFt: 1200

Lease Term: TBD

Outside SqFt: N/A Shared Sidewalk Rent/Month: \$ 5,200

Monthly CAM: None

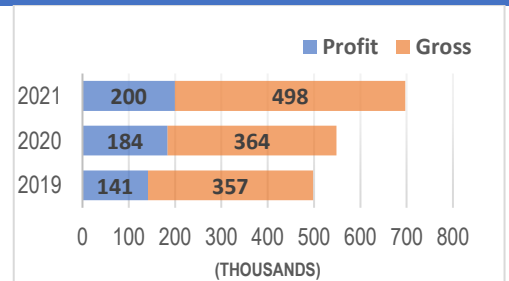
Lease Expiration: Assumable Subject to Landlord Approval



Financial Information

| Year | 2019 | 2020 | 2021 |
|--------|---------|---------|---------|
| Gross | 356,570 | 364,300 | 497,619 |
| Profit | 141,143 | 183,927 | 199,661 |

- Improvements to online services contributed to growth during Pandemic lock-down.
- Well known and highly trafficked shopping center provides constant, year-round in-store orders.
- Competitive employee compensation accounted for. High profit while drawing top-notch staff.



Franchise/Non-Franchise

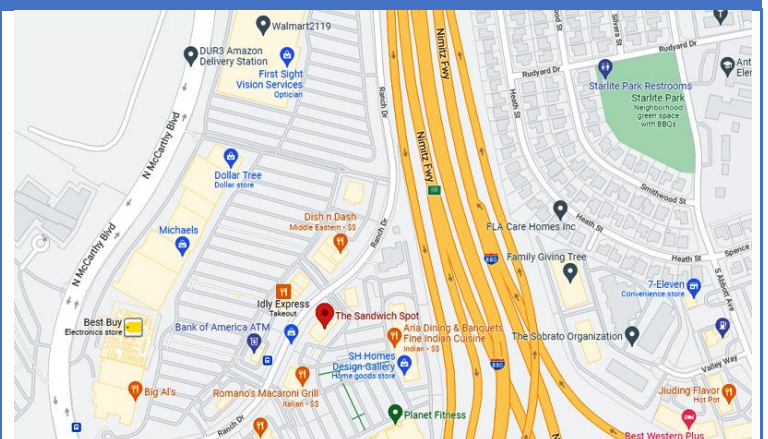
While we believe that the (business Name) brand brings value to this opportunity, the Buyer may purchase these units and rebrand them; use of the brand is optional.

Location



Near By

- Large Shopping Center
- Grocery Stores
- Big-box retail stores
- Tech & appliance stores
- Other Retail: Cellphone, Mattress, Furniture, Sporting goods, Dollar store, etc.
- Entertainment
- High-density residential
- Tech Industry
- Freeway Access



ASKING PRICE:

\$175,000

PRESENTED BY:

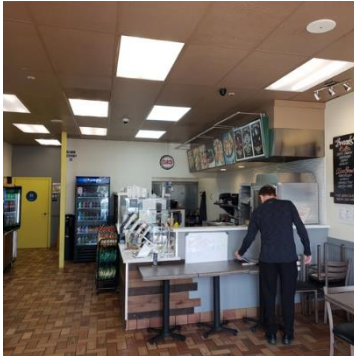
Steve Schaub

sschaub@sunbeltbayarea.net

(408) 427-1307

SB799 – The Sandwich Spot at McCarthy Ranch

Photo Gallery (Optional)



Furniture, Fixtures & Equipment

Values are current fair market value

- \$ 850.00 1 upright freezer
- \$ 4200.00 2 ATOSA sandwich prep tables
- \$ 2500.00 1 ice maker machine
- \$ 850.00 1 over counter cooler (for storage)
- \$ 4500.00 2 meat slicers
- \$ 1100.00 3 microwaves
- \$ 1500.00 1 security camera system Model LNR118
- \$ 3000.00 3 stainless steel tables & shelves
- \$ 2200.00 1 bread oven & proof box
- \$ 4500.00 2 blenders, 2 scales, & dining room furniture
- \$ 3500.00 3 tub kitchen sinks & hand washing station
- \$ 12500.00 2 walk-in coolers
- \$ 1200.00 1 commercial grade hot water heater
- \$ 1250.00 5 heavy duty storage racks

\$ 40650.00 TOTAL

Point of sale equipment included lease to be assumed.

All items operational and in great condition

More Content

Sale contingent upon buyer being approved for a new lease. Buyer must also be approved by the Franchisor.

This business is Pre-Approved by SBA Lenders.

All information contained in this email message was provided by others (in most cases, seller, purchaser or their agents). Sunbelt Business Brokers, Greater Bay Area, a California corporation ("Sunbelt"), (AGENT'S NAME) and agents of Sunbelt cannot and will not verify the accuracy or completeness of any such information. Sellers and purchasers must verify any such information themselves and are advised to engage legal, financial or other appropriate advisors to assist with this process.

NOTE THAT A BUSINESS BROKER OR AGENT IS NOT LICENSED OR QUALIFIED TO PROVIDE LEGAL, ACCOUNTING OR TAX ADVICE. SELLER AND BUYER ARE ADVISED TO CONSULT WITH INDEPENDENT ATTORNEYS, ACCOUNTANTS AND OTHER COMPETENT PROFESSIONALS WITH RESPECT TO ALL ASPECTS OF ENTERING INTO, REVISING AND COMPLETING ALL CONTRACTS, AGREEMENTS, DISCLOSURES AND TRANSACTIONS AND WITH RESPECT TO STRATEGIC MATTERS, COMPENSATION ISSUES AND PLANS.

PRESENTED BY:

Steve Schaub

sschaub@sunbeltbayarea.net

(408) 427-1307