

Eaton Park Commissary Kitchen + Flex Condos – Offering Memorandum

7900 N 70th Ave #101 and #102, Glendale, AZ 85303

Certified Commissary Kitchen + Flex Warehouse | FF&E Included | Optional Business Sale (AZBarbeque Catering)



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FOR SALE | REAL ESTATE + BUSINESS

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SECTION 1: Real Estate



Turnkey Kitchen + Flex Opportunity

Real Estate + Business + FF&E

Highlights of the Offering:

- **Turnkey commissary kitchen** with \$600K+ buildout value and \$150K+ in included FF&E
- **Optional business acquisition** of AZBarbeque Catering: brand, client list, food truck, SOPs
- **Flexible delivery:** property delivered vacant or with existing month-to-month lease on Suite 102 office
- **SBA-eligible:** financeable with 10% down, ideal for owner-operators or food startups
- **High barrier to entry avoided:** no need for permitting, equipment sourcing, or buildout delays
- **Exceptional location** in Glendale industrial corridor, near Loop 101, US-60, and Westgate/State Farm Stadium

Offering Structure

Total Price (All-In)

\$1,600,000 (Real Estate + Business + FF&E)

Alternate Price Option

\$1,300,000 (Unit 101 + Business + FF&E only)

Total Size

4,429 SF (Two separate industrial condos)

Unit 101 Size

2,521 SF (includes ~600 SF mezzanine)

Unit 102 Size

1,908 SF (30/70 office-to-warehouse ratio)

Income Component

\$1,250/month from leased ~650 SF office (Suite 102)

Delivery Flexibility

Delivered vacant or with holdover tenant

Ideal Use Cases

Catering operations, food truck hub, ghost kitchen HQ



Building & Site Specifications

<u>Feature:</u>	<u>Description:</u>
Zoning:	M-1 (Industrial)
Year Built:	2005
Clear Height:	±17'
Power:	Dual 200A, 120/208V 3-Phase
Roll-Up Doors:	Two oversized 12' x 14' grade-level roll-up doors
Parking:	10 reserved spaces (front) 5 reserved spaces (rear) Total: 15 reserved spaces
CAM Fees:	\$471.26/mo per unit (Suite 101 & 102)
Fenced Yard:	Private/shared yard (south side)
Cooling:	Suite 101: Full HVAC Suite 102: HVAC in office, EVAP in warehouse

UNIT BREAKDOWN + FLOORPLAN

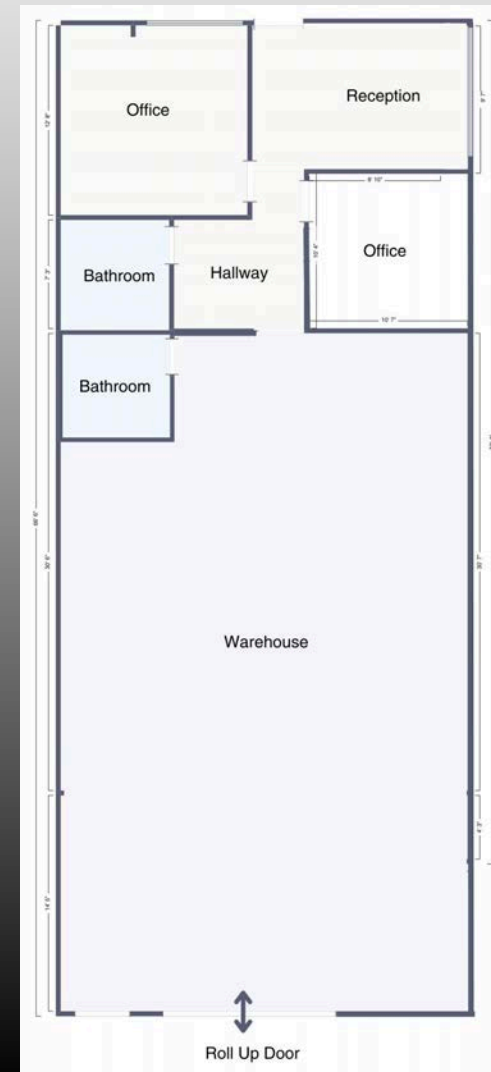
Unit 101 – ±2,521 SF (Includes ±600 SF mezzanine)

- Fully equipped commercial kitchen
- 12' ANSUL hood system, walk-in cooler, Garland ovens, smokers
- Prep areas, dish station, cleaning zone
- City-certified for food production and catering
- Delivered vacant with all FF&E included



Unit 102 – ±1,908 SF

- Office-to-warehouse ratio: 30% office / 70% warehouse
- Front office: ±600 SF leased month-to-month at \$1,250/month gross
- Remainder is warehouse with roll-up door access to yard
- Includes two restrooms with showers
- Suite can be delivered vacant or with holdover tenant in the office



UNIT #101



Reception



Kitchen

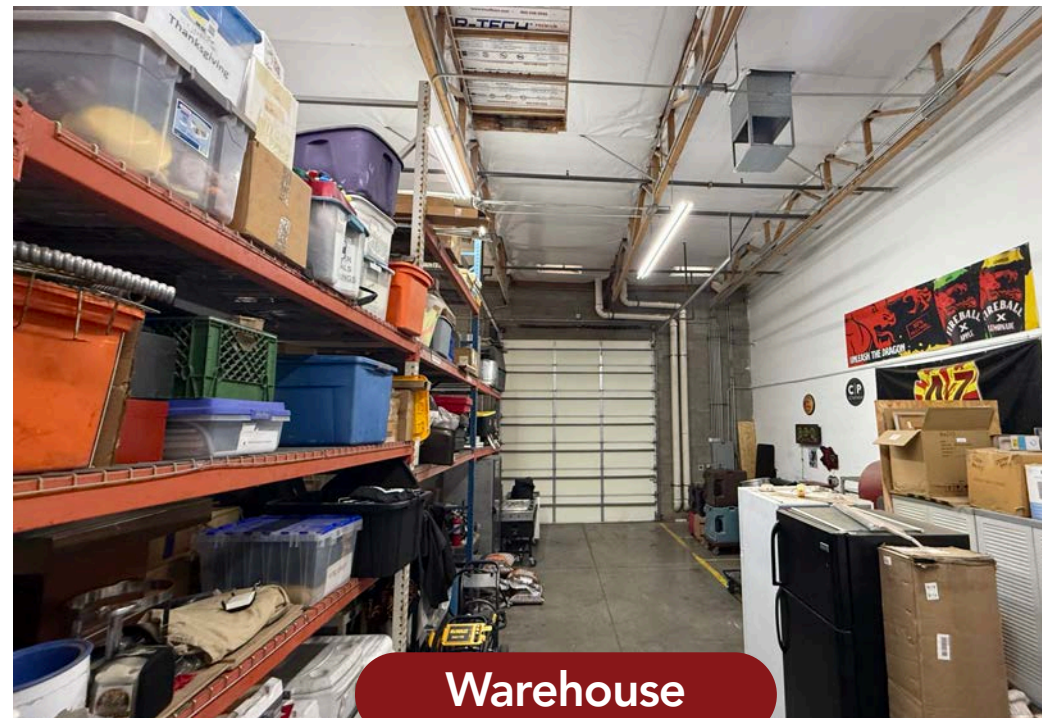


Walk-In Cooler



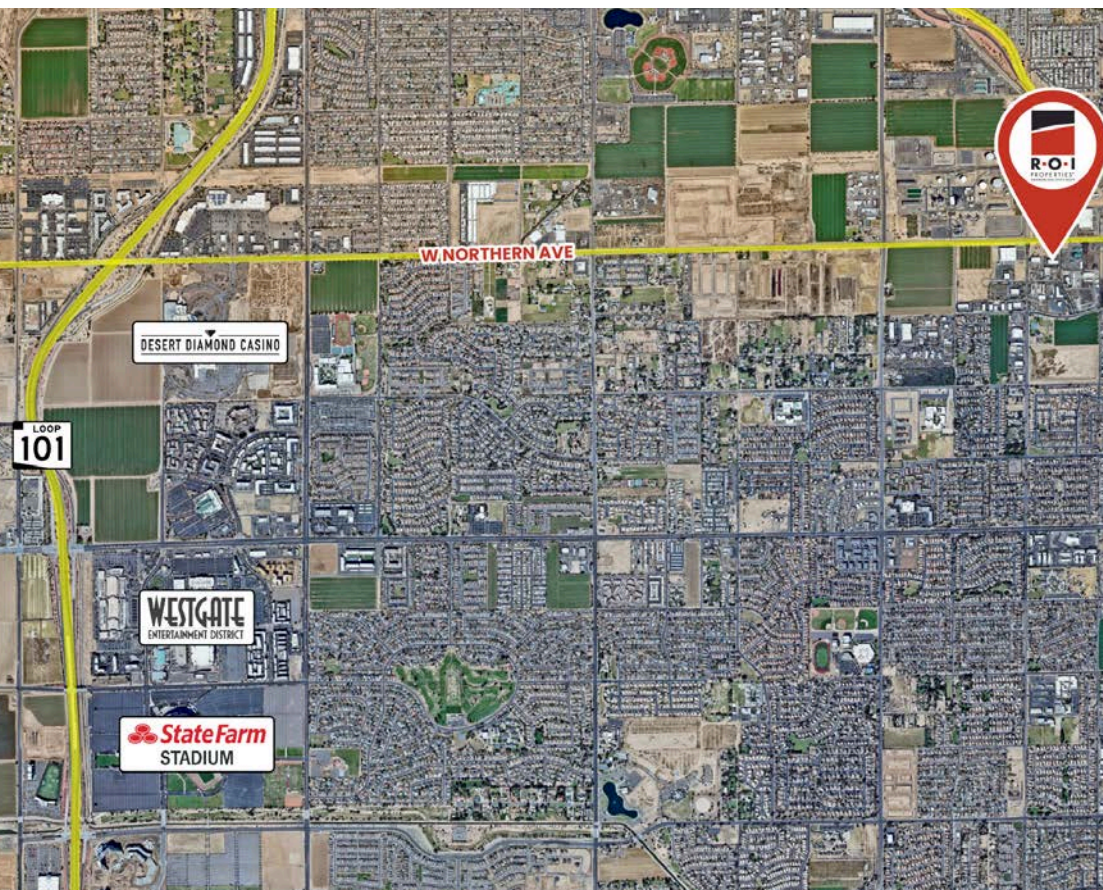
Warehouse with Mezzanine Access

UNIT #102



STRATEGIC GLENDALE LOCATION WITH FREEWAY ACCESS & REGIONAL GROWTH

7900 N 70th Ave is strategically positioned in Glendale's rapidly growing industrial corridor. The property is within minutes of major transportation arteries and key regional attractions, making it ideal for food distribution, catering logistics, and owner-operator accessibility.



Location Highlights:

- Immediate access to **Loop 101, US-60 (Grand Ave), and Northern Parkway**
- Minutes from **Westgate Entertainment District, State Farm Stadium, and Desert Diamond Casino** — high-volume destination corridor
- Centrally located for distribution throughout **Phoenix MSA** and West Valley
- Located in **Glendale's booming industrial submarket** with rapid commercial and residential growth
- Ideal positioning for **food service, delivery logistics, or catering base**
- Surrounded by **national retail, industrial**



TURNKEY KITCHEN EQUIPMENT | FF&E INCLUDED IN SALE

Item	Quantity	Comments	Dimensions
Chest Freezer	2	Lockable	70x27x36
Prep Table	1	Castors, Bottom Shelf	72x30x39
Prep Table	1	Standing, Mid Shelf	72x30x38
Prep Table	1	Attached, 2 Electric Outlets, Bottom Shelf	96x30x36/42
Steam Table	1	Bottom Shelf	30x30x35
Table	1	Bottom Shelf	36x30x24
Steam Bin	1	Electric	15x23x13
Hand Sink	3	Attached	-
Walk- in Cooler	1	-	16'4"x9'6"
Prep Sink	1	Can Opener Attached	60x27x24
Shelving Unit	1	3 Shelved, Attached	36x12x30
Garland Master 450 Convection Oven	1	Castors	-
Garland Oven/Range	1	6 Burners, Oven, Castors	-
Champion APW Watt Flat Top Griddle	1	Castors, Bottom Shelf	-
Cookshack Smoker SM360 (negotiable)	1	SM360 Model	-
Cookshack Smoker FEC120 (negotiable)	1	FEC120 Model	-
Metal Rack	9	Metal	59x17x72
Metal Rack	3	Metal	71x18x57, 24x24x64, 5x5x2
Plastic Rack	2	Plastic	35x17x57
Mop Sink	1	-	-
Bin Sink	3	Attached	90x23x45
Hot Water Heater	1	72 Gallon	-
Shelf	2	Attached	71x18, 72x15
Chemical Cabinet	1	Lockable	43x18x50
Exhaust Hood	1	ANSEL System	12'



W Northern Ave - 23,322 AADT

N 71st Ave

N 70th Ave

SECTION 2: Business Opportunity



AZBarbeque Catering | Brand, Business, and Built-In Clientele



AZBarbeque Catering is offered as an optional business acquisition alongside the real estate and FF&E. This is a well-known, fully operational catering brand that offers immediate entry into the food service industry with no buildout delays or licensing hurdles.

Included with Business Sale

- AZBarbeque Catering name, brand, and goodwill
- Website, domain, logo, and social media accounts
- Customer list and vendor relationships
- Proprietary recipes and standard operating procedures (SOPs)
- Fully equipped catering van and trailer (negotiable)
- Transferable FF&E (~\$150,000+ value, detailed on Page 11)

Why This Business Opportunity Works

AZBarbeque Catering is offered as a turnkey platform—ideal for operators who want to hit the ground running with a licensed kitchen, established brand, and no permitting delays. While not positioned as a cash-flowing investment, the opportunity lies in acquiring a fully licensed, equipped, and operational kitchen and catering platform.

With historical revenues an average of \$450,000 annually, the business provides a strong foundation for an experienced operator. The true value, however, is in the ability to launch operations on day one—avoiding the time, cost, and complexity of a kitchen buildout, licensing, or equipment procurement.

This package is ideal for:

- Experienced operators seeking an additional licensed kitchen
- Food truck owners needing commissary support
- Entrepreneurs entering the food service industry with branding and tools in place

*Detailed financials available upon request

SBA LOAN PITCH: SAMPLE TERMS

Loan Scenario (Purchase Price: \$1,600,000)

- Buyer Down Payment (10%): \$160,000
- SBA 504/7a Loan: \$1,440,000

Value Proposition:

- Real estate-backed collateral
- Kitchen and business acquisition financed together
- Real cash savings: buyer avoids ~\$150K+ in FF&E and licensing costs
- Can support flexible use: catering, food prep, ghost kitchen

LENDER NUMBER	LENDER TYPE	RECOURSE	LOAN AMOUNT	MAX LTV	LOAN PROGRAM	TODAY'S RATE	MONTHLY PAYMENT	TOTAL POINTS*	LENDER FEES	TIME TO CLOSE	PREPAYMENT PENALTY
1761	SBA	Yes	\$1,440,000	90%	10/25 20 Years Maturity	6.29%	\$9,535	1.00%	\$1,350	12 Weeks	5 Years
1763	SBA	Yes	\$1,440,000	90%	5/25 10 Years Maturity	6.41%	\$9,642	1.00%	\$0	6 Weeks	5 Years
1750	SBA	Yes	\$1,440,000	90%	5/25 10 Years Maturity	6.89%	\$10,077	2.00%	\$0	8 Weeks	5 Years
101	Credit Union	Yes	\$1,040,000	65%	5/25 10 Years Maturity	5.53%	\$6,405	1.25%	\$500	6 Weeks	3 Years
40	Bank	Yes	\$1,040,000	65%	5/25 10 Years Maturity	6.15%	\$6,796	1.50%	\$750	8 Weeks	5 Years
833	Bank	Yes	\$1,040,000	65%	10/25 20 Years Maturity	6.16%	\$6,803	1.50%	\$500	6 Weeks	5 Years

*Rates subject to change, data from 6/24/25, courtesy of Fred Owens at CommLoans

N70th Ave

#101

#102

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