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RESTAURANT PREMISES LEASE AND RESTAURANT ASSETS 711 PACIFIC AVE, SANTA CRUZ, CA 95060

Super restaurant premises in the center of new development in downtown Santa Cruz.

Fully modernized building: plumbing, electrical, HVAC, a/v wiring, etc.

Modern totally equipped kitchen, walk-in, serving areas, bar, everything you need!

A unique opportunity ready for your concept.

3,350 sq. ft. @ \$2.75 /ft./mo. + NNN (est. \$0.45)

Plus: 550 sq. ft. patio INCLUDED

Plus: Extensive Top-Quality Restaurant Equipment – \$65,000

Plus: ABC Type 47 Full Liquor License – \$80,000 (optional)



(Photos show previous concept – premises ready for your concept.)

Property Details

This is a superbly designed restaurant space in a vibrant downtown location in beautiful Santa Cruz, California. The owners have created a brilliant foundation for an experienced restaurant/bar operator.

The building was gutted and totally re-engineered to modern standards. A two-story sports bar/restaurant opened in 2014 and was an immediate hit. The owners determined that the multi-level concept was not the most efficient use of the building, and the building has now been further renovated and reconfigured with the restaurant space occupying the entire ground floor. The work is now fully completed, and ready for your concept and finish treatment. The restaurant features seating for about 115 (which includes 40 on the outdoor patio. Exact seating will depend on your concept.) And there is an existing full liquor license in place.

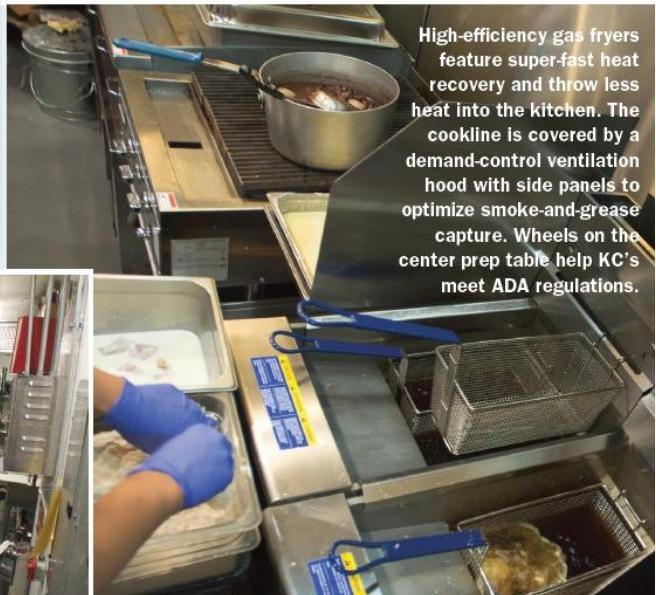
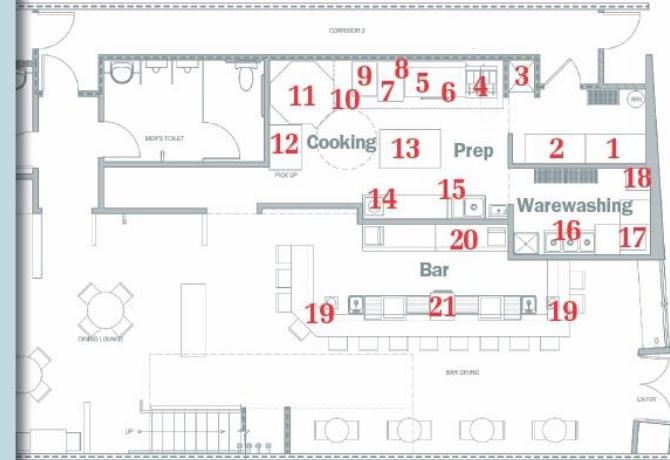
Spectacular Modern Kitchen & Equipment

A new tenant will also purchase the kitchen equipment and related assets. The kitchen was the subject of a feature article in *Foodservice Equipment Reports* which commented that the kitchen "could well be one of the most efficient in town." And it was written up in other publications. Everything is top quality, modern, clean, and efficient. Up-to-date equipment will save thousands of dollars in annual utility costs. This might be the best-equipped restaurant in Santa Cruz!

Ownership of all non-affixed items will be transferred. Items affixed to the structure (e.g., hood, walk-in) are not part of the asset sale and remain with the property – but are part of a top-rate restaurant build-out.

EQUIPMENT

- 1 Master-Bilt/Standex refrigerator
- 2 True freezer
- 3 (Now N/A) dumbwaiter
- 4 Pitco/Middleby high-efficiency fryers
- 5 Vulcan/ITW FEG 60-in. griddle
- 6 True 2-drawer refrigerator
- 7 Vulcan/ITW FEG charbroiler
- 8 GSW hand sink
- 9 Vulcan/ITW FEG range
- 10 CaptiveAire hood
- 11 Mugnaini pizza oven
- 12 True pizza prep table
- 13 True prep table
- 14 Robot Coupe USA food processor
- 15 Turbo Air prep sink with table
- 16 Turbo Air 3-compartment, integral with dishwasher
- 17 CMA/Ali Group corner dishwasher
- 18 Manitowoc ice machine
- 19 Vitamix blender
- 20 True backbar cooler
- 21 Krowne glasswasher

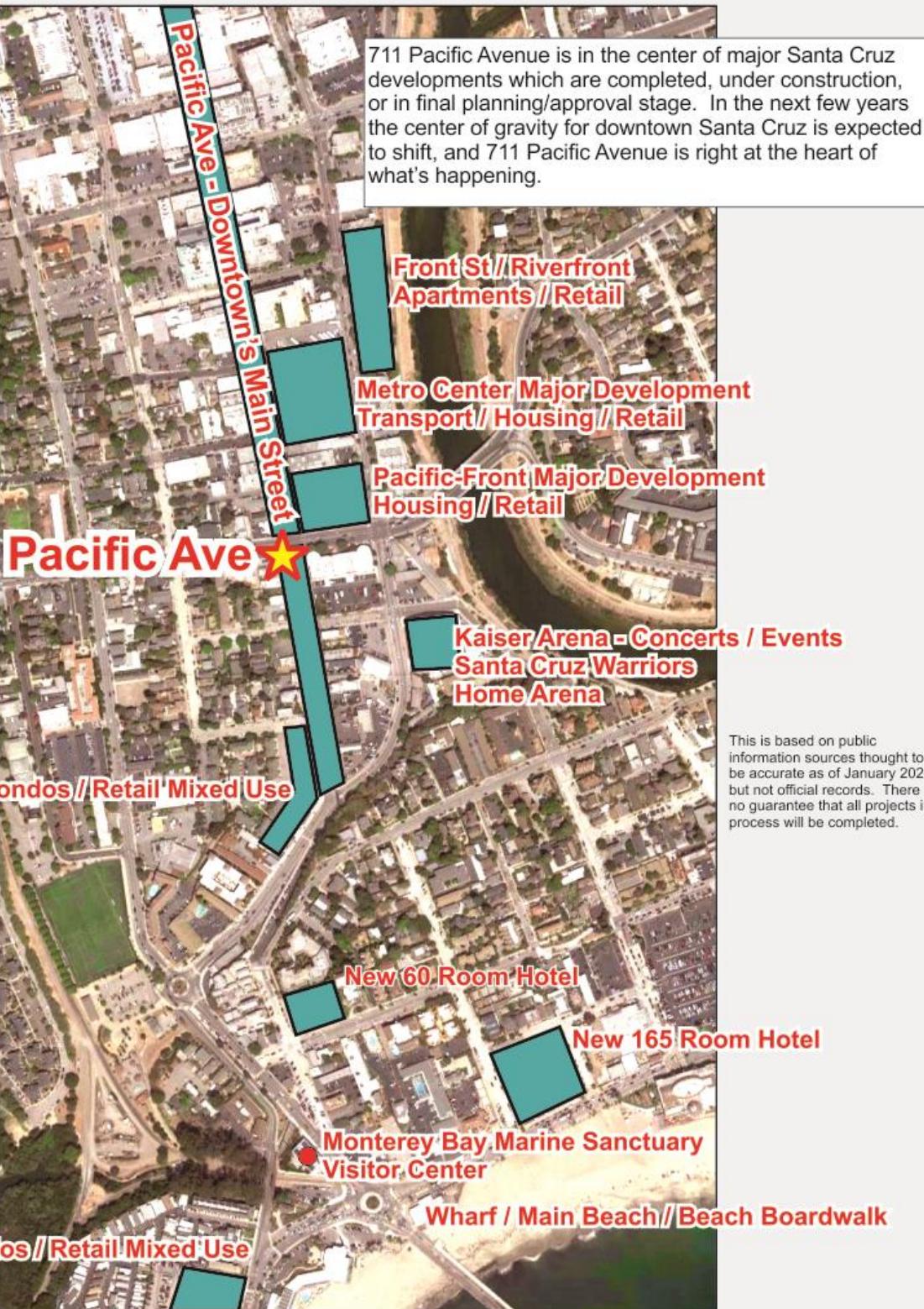


This is taken from a published article about the exceptionally well-designed & equipped kitchen. This is only a partial list of equipment, and the current list may have some changes. A full list will be made available on request.

Full Liquor License

An ABC Type 47 On Sale General – Eating Place) is available, and the premises are previously permitted for liquor by the City. These are hard to get, and it is available to you.

Outstanding Growth Potential – There is where Santa Cruz is growing. In coming years, a location like this will be impossible to duplicate.



Ready for Your Concept

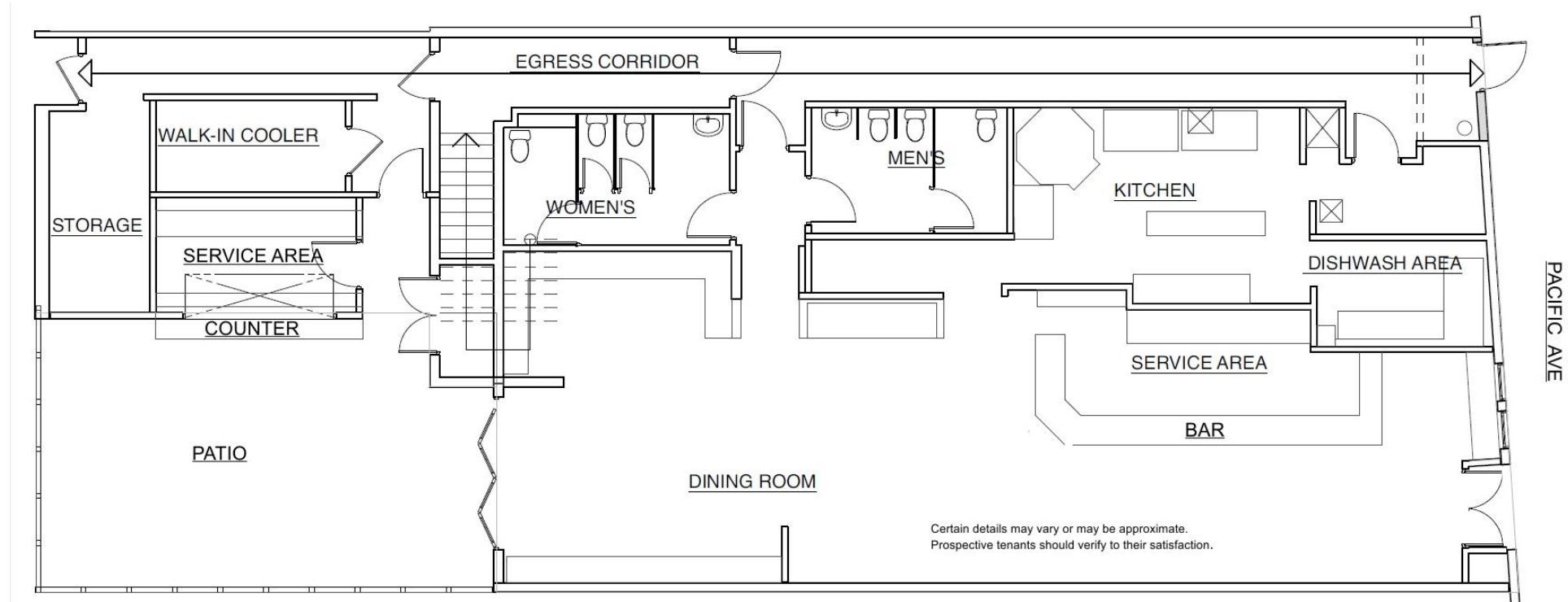
Premises feature a completely equipped finished kitchen, walk-in, services areas, 3,350 sq. ft. indoors plus a 550 sq. ft. beautifully finished fully private fenced patio with its own equipped service area and counter. In good weather the large folding doors can be fully open to connect with the patio.

Modern quality ADA-compliant bathrooms. Extensive electrical and a/v wiring (former sports bar) for monitors and speakers if needed.

City is now permitting parklet use on the street in front. (A neighboring business currently has street seating extending in front of the premises, permitted during construction, but the space is available for your use.)

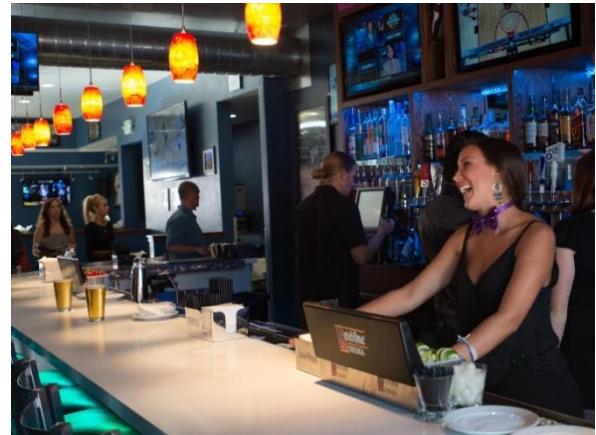
All walls finished and ready for paint. Modern electrical ready for your lighting choices. Level subfloor ready for your floor treatment. Patio surface and fencing ready for use. Bathrooms and kitchen clean and fully complete.

711 Pacific Ave, Santa Cruz, CA 95060. Ground floor. APN: 007-021-06



Santa Cruz – a Great Place to Live, Work and Play

The City of Santa Cruz is a vibrant, diverse, and growing community. Located on the magnificent Monterey Bay within commute distance of Silicon Valley and with a major University of California campus, it has a strong economic base, a great climate, and it attracts visitors from all over the world. More information and demographic facts are at en.wikipedia.org/wiki/Santa_Cruz,_California. The current wave of development will draw upscale residents (including Silicon Valley workers), more businesses, and more visitors. 711 Pacific Avenue is in the center of it all.



Get Ready for the Re-opening

Restaurants are re-opening for indoor dining. We are looking forward to full capacity dining soon. In the meantime, as the weather warms, customers will feel comfortable with the extensive outdoor capacity, and with the ability to bring in fresh air through the large folding doors.

The owners are willing to discuss certain adjustments to accommodate you while capacity limits remain in place.

Act Now!

There is nothing quite like this in Santa Cruz, and it's a huge opportunity for a qualified operator. The hard parts are done, just waiting for your concept! There is a pent-up demand to dine out or have a drink with friends! Contact us to arrange an in-person showing.

Notices:

Floor plans and area measures are approximate. Assets described herein may be subject to change and should be confirmed prior to purchase. Necessary permits are the responsibility of the tenant / buyer and obtaining necessary permits can not be guaranteed by owner or broker. Stated NNN charges are estimates to be finalized pre-lease.

Any future performance projections or anticipated completion of local developments are speculative, not guaranteed, and subject to factors outside the control of the owner or broker. Tenants / buyers must make their own independent assessment of future performance and area developments.

Please do not engage any employee, vendor, or customer in any discussion about a business sale or premises transfer. To ensure that communications are properly coordinated, please arrange any owner meetings by contacting us.

Information contained herein has been provided by the owner or other sources thought to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be investigated by tenant / buyer and verified to tenant's / buyer's satisfaction prior to completing any purchase or lease.

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