

Cafe Bistro • Breakfast • Lunch • Dinner\* • Desserts • Smoothies • Frappes • Gelato • Catering • Beer & Wine License

# Grinds Vines and Automobilia Cafe

17400 Monterey St Unit 1B Morgan Hill, CA 95037

# FOR SALE

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Eve Capital is pleased to offer a unique opportunity to take over a beloved neighborhood favorite establishment, fully equipped with all furniture, fixtures and equipment. Enjoy a seamless start to ownership with the Seller's support during the transition period. Sale includes all social media sites, catering license, as well the beer and wine license transfer with a potential upgrade available.

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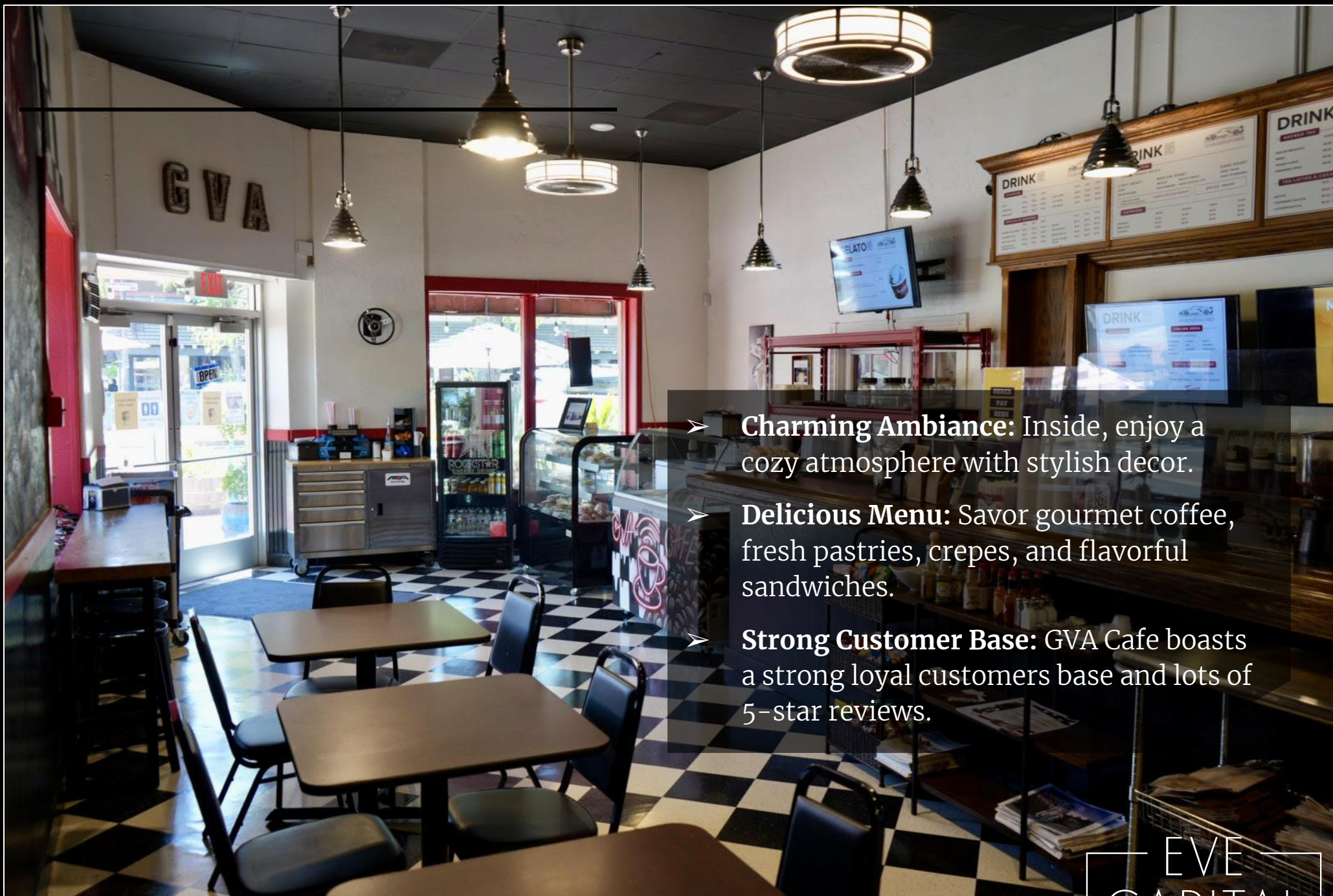




Sale price:  
**\$220,000**

- **Prime Location:** GVA Cafe, is in the heart of bustling downtown Morgan Hill.
- **Outdoor Seating:** Relax outdoors in California's beautiful weather.
- **Experienced Staff:** Our dedicated team ensures a smooth transition and memorable dining experience to all customers.
- **Attractive Lease Opportunity:** Assumable lease at an unbeatable rate under \$1.75 sf.
- **Growth Potential:** GVA Cafe has exciting opportunities for expansion including extending hours\* and upgrading the current liquor license.





- **Charming Ambiance:** Inside, enjoy a cozy atmosphere with stylish decor.
- **Delicious Menu:** Savor gourmet coffee, fresh pastries, crepes, and flavorful sandwiches.
- **Strong Customer Base:** GVA Cafe boasts a strong loyal customers base and lots of 5-star reviews.





**Specialty Coffees - ICED or HOT**

	12oz	16oz	24oz
Iced Coffee.....	\$3.95	\$4.45	\$4.75
Latte.....	\$4.25	\$5.00	\$5.50
Café Breve (½ & ½) .....	\$4.50	\$5.50	\$6.00
Flat White.....	\$4.95	\$5.45	\$5.65
Cappuccino .....	\$4.25	\$4.65	\$5.25
Americano .....	\$3.50	\$3.75	\$4.00
Horchata Latte.....	\$4.50	\$5.25	\$5.75
Lavender Latte .....	\$4.50	\$5.25	\$5.75
Honey Lavender Latte .....	\$4.50	\$5.25	\$5.75
Brown Sugar Cinn. Latte.....	\$4.50	\$5.25	\$5.75
Caramel Macchiato .....	\$5.00	\$5.50	\$5.95

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**CONTACT US TODAY TO  
LEARN MORE**

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