

輝月

KIZUKI
Ramen & Izakaya

Property For Sale/ Leaseback Opportunity

ASKING PRICE: \$3,272,727



Kizuki Renton Restaurant & Central Kitchen

FOR SALE/LEASEBACK 505 RAINIER AVE N, RENTON, WA 98057

JACOB MORGAN

206.550.2515

jacobm@jshproperties.com

KIZUKI RAMEN RENTON RESTAURANT & CENTRAL KITCHEN

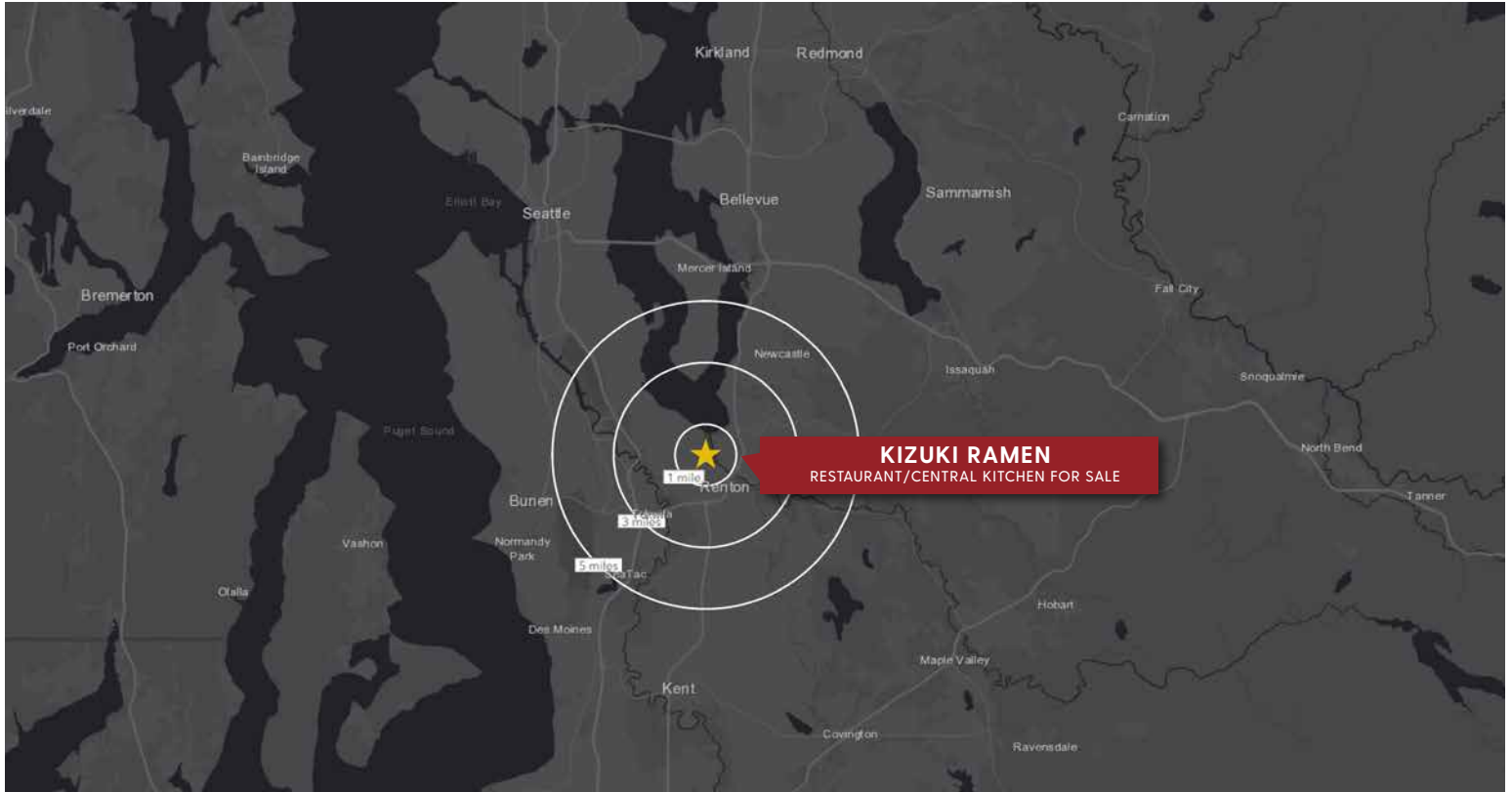
Award winning Kizuki Ramen is presenting the opportunity to invest in the parent company's Renton Restaurant and Central Kitchen location. Kizuki Ramen will be executing a long-term lease at the site showcasing their long term commitment to the Pacific Northwest and Renton location. Having purchased the building in 2015, Kizuki has completed nearly \$1,350,000 in upgrades, fully renovating the dedicated restaurant space and completed an intense expansion of the building to include the company's central kitchen, ground zero for the companies' operations.

KIZUKI RAMEN IS CURRENTLY OPERATING IN SIX STATES (Washington, Oregon, California, Texas, Illinois, Indiana) with one more pending and multiple locations lease pending or in buildout. Kizuki has been operating at this location for almost ten (10) years and pairing the restaurant with the company's central kitchen serves as the heart and soul of the entire concept. Kizuki is demonstrating their commitment to the region through this long-term sale, leaseback opportunity.



ADDRESS	505 Rainier Ave N, Renton, WA 98057
CURRENT TENANT/OWNER	Kizuki Restaurant & Central Kitchen
TOTAL BUILDING SIZE	5,001 SF
RESTAURANT PORTION SQUARE FOOTAGE	1,472 SF
CENTRAL KITCHEN PORTION SQUARE FOOTAGE	4,762 SF (Includes walk-in cooler and freezer)
YEAR BUILT	1958 - Renovated Multiple Times By Current Owner: 2016 Major Restaurant Tenant Improvement Project 2017 Walk-In Cooler & Minor Kitchen Improvement 2019 Major Kitchen Ti & Restaurant Seating Area 2020 Walk-In Freezer & Minor Kitchen Improvement 2021 Electrical Improvement 2023 Plumbing Including Grease Trap And Site Drainage 2024 Storage Area And New Canopies Total Upgrade Cost If Built Today: \$ 1,350,000 Estimated
TOTAL PARKING	31 parking stalls
LAND SIZE	.53 acres (22,982 sf) *Buyer to verify
LEASEBACK RATE	\$180,000
LEASEBACK LENGTH	10-year lease with two (2) five (5) year options
SALE PRICE	\$3,272,727
CAP RATE	5.5%

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- Award-Winning, National Recognition*
- Best Ramen of Seattle (2017)
 - Best Ramen of Chicago (2016)
 - Top 10 in the U.S. (2016)
 - Portland's Best Ramen (2016)
 - One of Chicago's Best Restaurants (2015)
 - Best of Seattle (2013)



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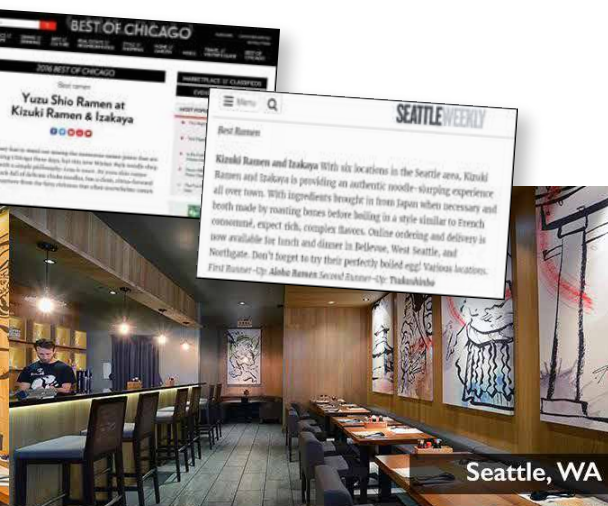
Kizuki has been growing non-stop since its first location opened in Bellevue, 2012. With only 9 years in the ring, they grew into a business of more than 700 employees, \$40 million in sales revenue. To offer a complete Japanese dining experience, they bring in designers from Japan to craft every one of their American locations.

Kizuki has been featured in numerous media outlets and has earned several awards for its authentic Japanese ramen and exceptional service. Many praise their dedication to quality and craftsmanship as a standout ramen destination.

Best Restaurants of Seattle (Seattle Magazine) "The tsukemen (dipping ramen), with cold, lightly chewy noodles and the luscious, smoky tonkotsu broth, stuns (\$10). You've likely never had ramen this good."

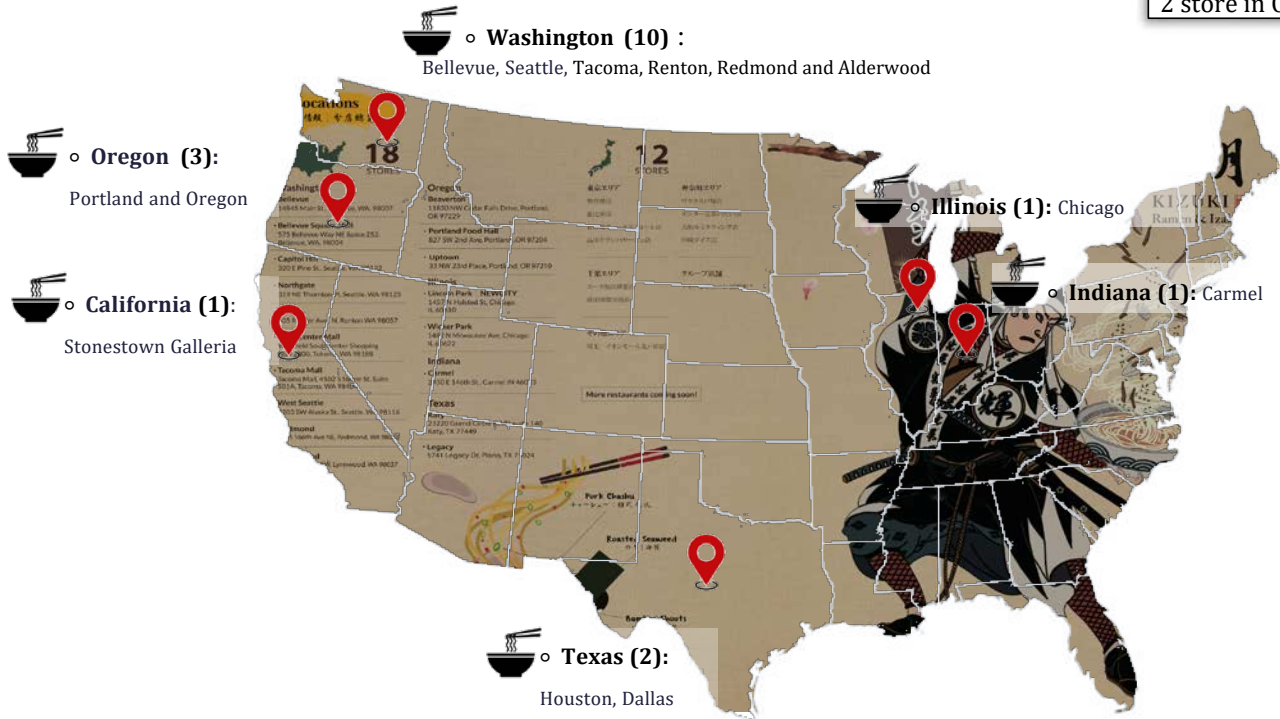
Best Ramen in Chicago (Urban Matter) "You've probably heard of our Numero Uno. This place is showered with rave reviews, and for good reason. Flavorful broths, an inviting atmosphere, and a swanky speakeasy underneath are the recipe for an all-time favorite." **America's Best Ramen (Travel + Leisure)** "The first stateside outpost of Japan's popular Kizuki chain bet on equal parts authenticity and innovation to make an umami-packed splash in Seattle's vibrant ramen scene, from the wood-paneled dining area and open-action stainless-steel kitchen to parlaying four broths—shio, shoyu, tonkotsu, and veggie, all simmered 10 hours—into a variety of memorable bowls." **Portland's 10 best ramen shops (OregonLive)** "If you want to know what good ramen tastes like in Japan, Kizuki is the only game in town."

What It Takes to Bring Authentic Ramen to America (Munchies) "Months of sampling broths, fights with the FDA, and refractometers are just the beginning when it comes to nailing traditional Japanese tonkotsu on American soil." Kizuki Ramen has also won numerous ramen awards in Japan and is frequently featured on popular Japanese magazines and television, such as Ramen Walker, Hanako and Tokyo 1 (Weekly)



Kizuki Currently Operates Fourteen Restaurants in the U.S.

Kizuki is planning to open 3 more stores in TX, 1 store in OR, 2 store in CA by the end 2024.



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Bellevue, WA



Stonestown, CA



Bellevue, WA



Capitol Hill, WA

