



OFFERING MEMORANDUM

Gravois Corridor Turnkey Restaurant Opportunity

8713 Gravois Road | St. Louis, MO 63123

FOR SALE OR LEASE

Fully Equipped Restaurant | 24 Parking Spaces | High-Traffic Visibility

1. EXECUTIVE SUMMARY (REWRITTEN FOR IMPACT)

BJZ Real Estate Collective is pleased to present a rare opportunity to acquire or lease a **fully built-out, freestanding restaurant** located along the highly trafficked **Gravois Road corridor in Affton, Missouri**.

This ±3,093 SF property is currently operating as **Global Quesadilla Cantina** and offers a true **plug-and-play opportunity** for restaurant operators looking to avoid the time, cost, and uncertainty of new construction or major buildout.

Positioned on **0.30 acres with 96 feet of frontage and 24 dedicated parking spaces**, the site delivers the visibility, access, and functionality required for successful restaurant operations.

This opportunity is ideal for:

- Owner-operators ready to control their real estate
- Restaurant groups expanding in South County
- Franchise operators seeking a proven retail corridor
- Investors pursuing repositioning or lease-up strategies

With both **sale and lease options available**, this asset offers maximum flexibility for a wide range of acquisition strategies.

2. INVESTMENT HIGHLIGHTS (REFINED)

- **✓ Freestanding restaurant building with strong street presence**
 - **✓ 96 feet of frontage on Gravois Road (State Route 30)**
 - **✓ Turnkey restaurant infrastructure + FF&E included**
 - **✓ 24 on-site parking spaces (excellent ratio)**
 - **✓ High daily traffic corridor with strong visibility**
 - **✓ C-2 zoning allows flexible commercial uses**
 - **✓ Established trade area with national retail anchors**
 - **✓ Immediate occupancy available (no lease encumbrances)**
 - **✓ Ideal for owner-user or tenant operator**
 - **✓ Lower startup cost vs. ground-up restaurant development**
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3. PROPERTY OVERVIEW (CLEANED FOR MARKETING)

Feature	Details
Address	8713 Gravois Rd, St. Louis, MO
Building Size	3,093 SF
Lot Size	0.30 Acres (13,068 SF)
Year Built	1947
Zoning	C-2 (Shopping District)
Parking	24 Spaces
Frontage	96 FT on Gravois Road
Property Type	Freestanding Restaurant

Feature	Details
Occupancy	Owner-Occupied (Vacant at Closing)

4. PRICING

Item	Details
Asking Price	\$649,400
Price Per SF	\$209.96
Lease Rate	Contact Broker
NNN / CAM	To Be Determined

5. LOCATION OVERVIEW (TIGHTENED)

Located along **Gravois Road (State Route 30)**, this property benefits from:

- Strong commuter and neighborhood traffic
- Direct connectivity between South City and South County
- Established commercial corridor with daily consumer flow
- Proximity to major retailers and financial institutions

Nearby anchors include:

- Schnucks
- The Pasta House Co.
- U.S. Bank, Bank of America, Busey Bank

This positioning supports **consistent customer traffic and repeat business.**

6. DEMOGRAPHICS (SIMPLIFIED FOR BUYERS)

- Median Household Income (1 Mile): **\$69,102**
- Dense surrounding residential base
- Stable middle-income community
- Strong demand for neighborhood-serving restaurants

👉 Ideal for:

- Casual dining
 - Fast-casual
 - Takeout/delivery concepts
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7. PROPERTY DESCRIPTION (MORE VISUAL)

The property is currently configured as a **full-service restaurant**, featuring:

- Dining area
- Commercial kitchen
- Bar/service area
- Storage and prep areas

Key features include:

- Restaurant-grade infrastructure in place
- Hood and ventilation systems
- Plumbing and utility systems for food service
- FF&E included in sale

👉 **Significant cost savings vs. new buildout**

8. BUSINESS OPPORTUNITY (UPGRADED)

This location is ideal for:

- New restaurant concepts
- Franchise expansion

- Rebranding existing concept
- Ghost kitchen or delivery hub

The existing layout allows an operator to:

- ✓ Open quickly
 - ✓ Reduce startup costs
 - ✓ Minimize construction risk
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9. SALE OPPORTUNITY (REFINED)

This property provides a compelling opportunity to:

- Own your business location
- Eliminate rent escalation
- Build long-term equity
- Control branding and operations

Perfect for operators ready to transition from **leasing to ownership**.

10. LEASE OPPORTUNITY (NEW – STRONG ADDITION)

The property is also available for lease, offering:

- Plug-and-play restaurant setup
- Reduced upfront capital vs buildout
- Flexible lease structures
- Fast occupancy timeline

Ideal for:

- First-time operators
 - Expanding restaurant groups
 - Franchise tenants
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11. FINANCIAL OVERVIEW (CLEANED)

Metric	Details
Gross Revenue	Available Upon Request
NOI	To Be Determined
Expenses	To Be Verified

Disclaimer:

Financial information has not been fully provided by ownership. Buyers and tenants are encouraged to perform independent due diligence.

12. CONFIDENTIALITY & DISCLAIMER (KEEP – LIGHT EDIT)

This Offering Memorandum is for informational purposes only. All information is deemed reliable but not guaranteed. Prospective buyers and tenants should conduct independent due diligence.

13. CONTACT

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 **FINAL RECOMMENDATIONS (IMPORTANT FOR YOU)**



- Aerial map with pin

Power Move: Interactive Tour

<https://www.zillow.com/view-3d-home/67b4effc-98fb-47e5-a30a-d1651784c60c?setAttribution=mls&wl=true>

 “Why This Is Easier Than Opening a New Restaurant”

1. The "Infrastructure Head Start"

Building a restaurant isn't just about walls; it's about specialized mechanical systems.

- **The Hidden Costs:** In a ground-up build, installing a commercial **grease trap**, a **ventilation hood system**, and specialized **high-load electrical/plumbing** can cost between **\$50,000 and \$150,000** alone.
- **The 8713 Advantage:** This building was recently remodeled (both interior and exterior) and already has these systems in place. You aren't just buying a building; you're buying a "machine" that is already wired to cook.

2. Eliminating the "Permit Purgatory"

When you build from the ground up in St. Louis County, you face a gauntlet of zoning approvals, environmental impact studies, and building permits that can take **6 to 12 months** before you even break ground.

- **Zoning:** 8713 Gravois is already zoned "**C-2 (Shopping District)**" and has a history of restaurant use. This "grandfathered" status makes getting your occupancy permit and health department inspections exponentially faster.
- **Liquor Licensing:** It is often easier to obtain a liquor license for a location that has previously held one than to "prove" a new location is suitable to the neighborhood.

3. Immediate Cash Flow vs. "Burn Rate"

- **Ground-Up:** You will likely pay a mortgage or lease for **12–24 months** while the building is under construction, with **zero revenue** coming in. This "burn rate" often bankrupts owners before they ever serve their first meal.
- **8713 Gravois:** Because it is "fully stocked" (FF&E included), your "Day 1" is literal. You can theoretically close on the property, train staff for two weeks, and begin generating revenue immediately.

4. Market Visibility and "Goodwill"

Building in a new spot requires "teaching" customers where you are.

- **Established Traffic:** This location sits on a high-traffic stretch of Gravois Road with a **7.76/1,000 SF parking ratio** and excellent visibility.
 - **Residual Traffic:** Neighbors in Affton are already accustomed to this being a place of business/dining. You benefit from "residual traffic"—people who drive by and notice the "Open" sign on a building they already recognize as a restaurant.
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