

FOR SALE

Real Estate + Business

2-Unit Retail Building w/ High Cash-Flowing Restaurant Business

501 N Arizona Ave, Chandler, AZ 85225

Unit 1: Salon / Nails / Tattoo / Personal Services

Unit 2: Cho Dang Tofu & BBQ Business

Turnkey owner-user and/or investor opportunity to acquire Cho Dang Tofu & BBQ and a 2-unit retail building just North of downtown Chandler at 501 N Arizona Ave in Chandler, AZ.

Hudson Robison · Designated Broker

The Broker Reserve


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Executive Summary


Offered At: \$1,475,000


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Real Estate Component: 2-unit retail building, ±3,030 SF total, strategically located just north of Downtown Chandler on Arizona Ave.
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
Business Component: Cho Dang Tofu & BBQ with proven track record and high six-figure annual revenue
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Abundant Parking: 30 spaces including 3 designated handicap spaces on site for customer and employee use
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Location, Location, Location: Prime frontage on Arizona Ave, a major commercial corridor with strong traffic counts and high visibility less than a mile North of Downtown Chandler.
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Downside Protection: Real estate fundamentals provide a floor value independent of business performance, with market-rate rental income supporting valuation
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Upside Potential: Established restaurant operations offer opportunity for enhanced returns through owner-operator management or strategic improvements
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Dual Income Streams: Diversified cash flow from both real estate rental income and operating business profits reduces overall investment risk profile
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Turnkey Acquisition: Immediate operational capability with existing staff, equipment, supplier relationships, and customer base already established

✔ Turnkey opportunity combining income-producing real estate with established restaurant operations



Real Estate Overview | 501 N Arizona Ave, Chandler, AZ



Building Features

- Single-story, ±3,030 SF retail building
- Monument sign on the corner of Arizona Ave & Oakland St
- Two separate units with individual entrances
- Prime frontage on Arizona Ave, a major commercial corridor
- Abundant parking (30 spaces) on site for customer and employee use
- Strong traffic counts and high visibility
- Proximity to established neighborhoods and Downtown Chandler amenities
- General commercial zoning suitable for restaurant and personal service uses

Unit 1: Boutique Salon

Salon-ready space of ~650 SF with existing plumbing, private restroom, and end-cap location on south side.

Unit 2: Restaurant

Cho Dang Tofu & BBQ occupies ~2,380 SF with full commercial kitchen, dining area, restrooms and an office.



Location & Market Context

Strategic Location

The property benefits from Arizona Ave frontage just north of Downtown Chandler, positioned in an established commercial corridor with consistent foot and vehicle traffic.

The surrounding area features a mix of established neighborhoods, professional offices, retail centers, and dining destinations, creating a diverse customer base for both restaurant and personal service tenants.

Market Rent Context

Small restaurant and retail spaces in this Chandler corridor commonly achieve rents in the **\$35-45 per SF NNN**,

The restaurant space is ideally sized for an owner-operator or local/regional restaurant group, while the 650 SF salon suite taps into strong demand for small personal-service spaces in this market.

3,030

Total Square Feet

Combined building footprint

2

Separate Units

Independent entrances and meters

1

Major Corridor

Arizona Ave commercial frontage less than a mile from Downtown Chandler.

Business Overview | Cho Dang Tofu & BBQ

Assets Included:

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Business name and goodwill (subject to final terms)
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Complete FF&E and commercial kitchen equipment
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Hoods, line equipment, refrigeration, and specialized cooking equipment
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Recipes, trade dress, and brand assets (subject to seller agreement)



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Established Concept: Independent Korean tofu and BBQ restaurant with a loyal customer base built over years of operation. The restaurant offers authentic Korean cuisine in a welcoming atmosphere.
- Buyer flexibility:** The new owner may continue operating the Cho Dang concept, transition to a new restaurant concept, or re-tenant the restaurant space while holding the real estate as an investment property.

Business Performance | Cho Dang Tofu & BBQ

\$816K

2-Year Average Gross Revenue

Consistent high six-figure annual sales demonstrate strong customer base and market demand

\$124K

2-Year Average Net Profit

Ordinary business income after all operating expenses, including depreciation and interest payments

The restaurant has shown consistent high-six-figure revenues with year-over-year growth.

Ordinary business income is reported after all operating expenses, including depreciation and interest.

Total W-2 payroll represents staff plus ownership, reflecting a fully staffed, owner-operated model.

Metric	2023	2024	2-Year Average
Gross Revenue (per tax return)	±\$782,000	±\$851,000	±\$816,000/yr
Payroll (Staff + Ownership, Approx.)	±\$125,000	±\$163,000	±\$144,000/yr
Ordinary Business Income	±\$141,000	±\$107,000	±\$124,000/yr

✔ In addition to the ordinary business income shown above, the business benefits from significant non-cash depreciation and amortization related to recent investment in the building and equipment, which provide meaningful add-backs in a buyer's cash-flow analysis.

ℹ Financials above are based on the 2023 and 2024 tax returns for Cho Dang Tofu & BBQ at 501 N Arizona Ave.

Value-Add Opportunity

Boutique Salon (3 Stations) / Personal Services Studio



Suite Features

Open layout suitable for multiple styling chairs or treatment stations. Existing plumbing and private restroom already installed, minimizing tenant improvement costs.



Ideal Tenant Uses

Hair salon, barber shop, nail salon, lashes/brows, esthetics, boutique tattoo studio, or similar personal service businesses.



Leasing Potential

Currently vacant, this space can be marketed at **\$2,000/month base rent + approximately \$230/month NNN**, for total estimated occupancy of roughly \$2,230/month.



- ✓ This end-cap location on the south side of the building offers immediate lease-up potential with existing second-generation salon buildout.



Market Rent & Real Estate Backstop (For Buyer & Lender)

This sale includes **both** the 2-unit building and the Cho Dang Tofu & BBQ restaurant business. The rent assumptions below are provided only to show what the real estate can reasonably support if the next owner ever chooses to lease out the spaces rather than operate the restaurant.

Space	SF	Rent Structure	Annual Base Rent	Monthly Base
Restaurant	2,380	±\$36.00/SF/year + NNN	\$85,680	≈ \$7,140
Salon	650	±\$37.00/SF/year + NNN	\$24,000	≈ \$2,000
Total	3,030	–	\$109,680	≈ \$9,140

✔ These market rent levels provide a **strong real estate backstop** behind the combined asking price for the building and the Cho Dang Tofu & BBQ business. Detailed restaurant financials are available to qualified buyers under NDA.



Hudson Robison | Designated Broker | 480.313.3234

Contact Information

Next Steps

To receive detailed financial information and schedule a property tour, please contact the listing broker. Business financials are available to qualified buyers under NDA.

For tours and questions:

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C O M M E R C I A L

Disclaimer: The information contained in this offering memorandum is deemed reliable but is not guaranteed. All financial projections, property details, and market assumptions are subject to verification during due diligence. Prospective buyers should conduct their own independent analysis and consult with legal, financial, and tax advisors before making any investment decision.