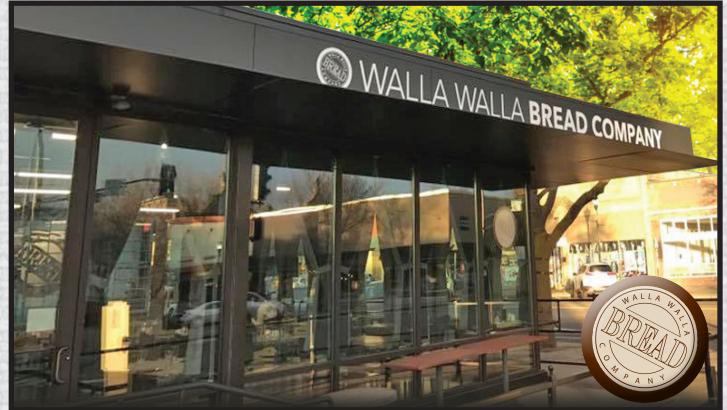


PROFITABLE RESTAURANT/BAKERY FOR SALE

in a Small Town With Over \$1.7 million in Annual Sales

This is truly the hottest and most unique location in Walla Walla Washington. In the heart of wine country, this restaurant and bakery sits on Main Street, and looks onto a premier downtown district. Thousands of annual visitors travel to enjoy Chef's open kitchen and sidewalk patio dining, which is complete with a full bar, which serves the most premium brands available to this discrete crowd of foodies. It is easy to spare nothing when it comes to having the best for high-end clientele because Walla Walla is also one of the top 10 downtown Main Streets in the United States.



Speaking of foodies, this restaurant serves well-designed and artistic meals, while also having top-notch customer service. The food consists of generally American fare, but also has many unique twists that allow customers to claim it, "the best food within hundreds of miles".

This restaurant and bakery already has a valuable manager, front of house staff, bakery staff, and kitchen staff who would remain with the business after the change of ownership. This restaurant and bakery has been in operation since March of 2009, and has resided in its new location since May of 2016.



If you want to get into the food and wine scene in a big way, stop looking because this is your opportunity! The build-out alone was \$450,000, which was added to an existing restaurant space, and made this a beautiful location deserving of the area, and of the clientele who frequent it.

SBA LOAN: An SBA loan is now available for this restaurant upon the seller filling the 2017 tax return in 2018. So, with 20%+ down, and an annual return of 42% after labor, food, and beverage costs, it is easily within reach. Where else can you find that? The buyers would need to perform their own due diligence, and not solely rely upon this analysis.

LEASE: The lease expires on May 20 of 2026, with two 5-year options. All in rent is \$40,392, and inside square feet is approx. 2,801, including a huge sidewalk patio looking onto the famous Main Street. The current space occupies 69.54% of the building, and there is a potential of expanding to up to 4,028 square feet in the future.

This is a confidential listing. The potential buyer should have or have access to a substantial net worth, high credibility and previous restaurant management or ownership experience, before more details will be released.

For more information call or text
509-520-2111



POSITIVES

- WELL ESTABLISHED
- VIRTUALLY NEW KITCHEN
- COMPLETELY REMODELED
- POSITIVE CUSTOMER RATINGS
- VERSATILE KITCHEN
- EXCELLENT GROWTH POTENTIAL
- INVITING AND BRIGHT CORNER LOCATION
- GREAT PARKING
- SECONDS FROM SHOPPING
- SECOND-TO-NONE STAFF
- IN THE HEART OF WINE COUNTRY
- ALL-AROUND GREAT ATMOSPHERE



Living in Walla Walla

Cost of Living

Housing and income summary

Median Home Price (2008) \$190,500

Per Capita Personal Income (2008) \$32,546

Median Household Income (2009) \$41,121

Taxable Retail Sales (2009) \$688,929,590

County Taxes

Personal Income Tax: None

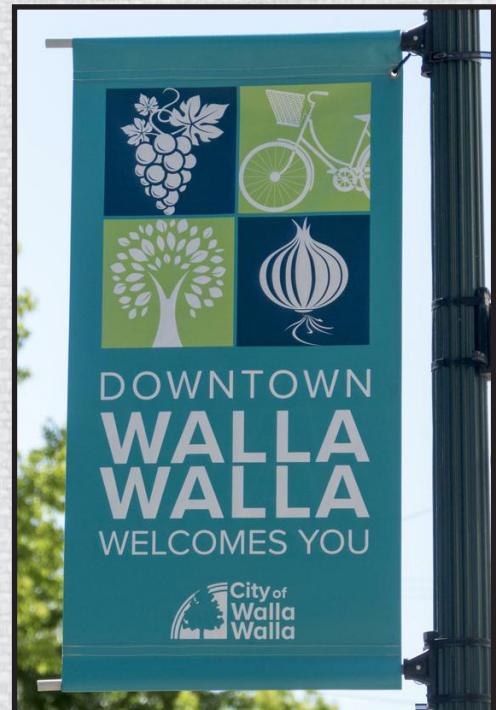
Corporate Income Tax: None

Inventory Tax: None

Sales Tax: 8.9% (exempt on items for resale and most food items)

Property Tax (2005): \$11.17 -- \$18.43 (per \$1,000 assessed valuation)

Source: State of Washington, Office of Financial Management



Climate

The Walla Walla Valley is the perfect place to experience all four seasons, like warm, sunny summers; crisp, yet moderate winters; and spectacularly green springs and traditional falls. These seasons will fill your senses with color and excitement. The average annual precipitation is 10.7' of rain, with about 17.8' of snow during the winter months. The annual average temperatures range from a low of 27 degrees, to a high of 91 degrees. The elevation is 949 feet above sea level. The Walla Walla County latitude is 46.1 N, and the longitude at 118.3 W. Walla Walla County Longitude: 118.3 W





Economic Profile

'Walla Walla Valley Means Business'

Wineries

Thanks to a prosperous combination of climate, character, charm, and culture, the Walla Walla Valley has become home to one of the finest wine regions in the nation, with 120 wineries and 2,800 acres of grapes. Walla Walla's wineries and tasting rooms are distributed across four main areas: downtown, the west side, the east side, and the south side of town; including a handful of wineries across the border of Oregon. Each region has its own distinct feel, yet they combine together to make the Walla Walla Valley a wine valley unmatched by any other.

The Walla Walla Valley is the hub for medical, professional, and business services for Southeastern Washington and Northeastern Oregon.

The Walla Walla Valley is also home to 10 financial institutions, including Washington State's first commercial bank, and its oldest savings and loan association.

LOOK INTO WALLA WALLA FOR YOURSELF:
VISIT WALLA WALLA: WWW.WALLAWALLA.ORG

WALLA WALLA VALLEY CHAMBER OF COMMERCE: WWW.WWVCHAMBER.COM
DOWNTOWN WALLA WALLA FOUNDATION: WWW.DOWNTOWNWALLAWALLA.COM

Higher Education in the Valley

Walla Walla Community College: www.wwcc.edu

Walla Walla Community College has rapidly grown from 850 students in 1967 to a present annual enrollment of nearly 10,000. Located on approximately 130 acres, the Walla Walla campus has become a center for innovation, education, training, and learning opportunities throughout the region it serves (Walla Walla, Columbia, Asotin, Garfield counties, and bordering counties in Idaho and Oregon). Extending facilities and programs throughout its four-county district, Walla Walla Community College's Clarkston campus, located in Clarkston, Washington, is the hub of educational activity in Asotin and Garfield counties.

Persons interested in knowing more about the Clarkston campus should visit at: 1470 Bridge Street, Clarkston, Washington, or call 509.758.3339 (tollfree 1.877.471.6629).



Whitman College: www.whitman.edu

Whitman College is more than the sum of its parts.

Interdisciplinary research opportunities. Small classes. Global connections forged under the guidance

of dedicated faculty members. The support it takes to turn college into limitless opportunity.

What Whitman College has, it shares.

As a small, residential liberal arts college in Eastern Washington's Walla Walla, Whitman has what it takes to provide an education that goes beyond the classroom. Whitties are scholars, but also explorers and scientists. They climb mountains, travel to far-off corners and advocate for social justice. They care about community and aim to become citizens of the world.

A Whitman education is rooted in the traditional liberal arts values like critical thought and academic rigor. With prestigious internships, off-campus study and civic engagement opportunities, it becomes more than the sum of its parts. The Whitman experience transforms, allowing students to turn education into life.

Walla Walla University: www.wallawalla.edu

Walla Walla University Facts

Founded: 1892

Colors: Orange and green

Mascot: Wolves

President: John McVay

Locations:

Main campus - College Place, Wash.

School of Nursing campus - Portland, Ore.

Marine biology station - Anacortes, Wash.

School of Social Work and Sociology campuses - Missoula and Billings, Montana

Enrollment profile 2016:

Undergraduate: 1,700

Graduate and professional: 194

Total: 1,894

Male/female ratio: 47.6%/52.4%

Undergraduate ethnic diversity: 31.4%

First-time freshmen from out of state (excluding international students): 69%

Total undergraduates from out of state (excluding international students): 62%*

*May not be completely accurate because some students claim their local school address as home.

First-time freshmen average high school grade point average: 3.53

Largest undergraduate programs: nursing, engineering, business, biology, and education.

Undergraduate students in university housing: 75%

