

# Celtic Coffee Company - Civic Center

## Summary

**Known for it's spacious, relaxing atmosphere, great food and coffee, this very popular 2200/sf cafe / restaurant in Civic Center is surrounded by a vibrant and growing community.**

Celtic Coffee Company is popular with workers and visitors to City Hall, federal and government buildings, art museums, Hastings College, Twitter headquarters and numerous other high tech firms.

With an Irish cafe ambiance, this cafe / restaurant serves breakfast and lunch until early evening, with outdoor dining, a large, wheelchair-friendly, comfortable indoor seating and conversation space, free wi-fi, hot and cold sandwiches, and home baked goods prepared by the Irish Owner.

While the current kitchen does not feature a hood, a Type II Hood would be suitable. With an additional 700 - 750/sf of rent-free basement space, the property has plenty of storage space.

Current Gross Income = \$360,000

Current Net Income = \$65,000+ (Owner working 16-18 days/mo)

Employees = 4

**Sale price: \$115,000**

## Lease Terms

Lease Terms: New 5 year lease

Year One: \$5269.00 (Approx \$2.40SF/mo - No rent for basement)

CPI Increases years 2 - 5

Lease Options: Need to discuss with Landlord

## Location & Expansion Features

Serving this busy commercial and governmental district, Celtic Coffee has strong takeout order service and has provided catering services to clients such as Hastings Law School and the US District Courts. Expansion of catering services and private party event space rentals also provide additional potential revenue.

• *Please be discreet when visiting*



*Wall Paintings are NOT included*

**Address:** 145 McAllister, SF, CA

**Walk score = 98 out of 100**

**Transit score = 100 /**

**Bike Score = 98**

# Celtic Coffee Company - Civic Center

## Prime Location for Growth and Expansion

Serving a dynamic and loyal customer base from the surrounding government and high tech offices, Hastings College and tourism, the area is being upgraded with new residential and business expansion, enhancing potential for future business growth and expansion.



*Information on this website has been secured from sources believed to be reliable but has not been independently verified for accuracy or completeness. It is recommended you do your own due diligence to verify source and accuracy prior to consummating any transaction.*