

Gourmet Middle Eastern - South Asian Deli Major Intersection Corona



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484



OFFERING SUMMARY

Location

Mediterranean and South Asian Gourmet Deli

For additional information complete the NDA

NDA Link

<https://bashirtariq.com/nda-form>

Offering Summary

Price **\$138,000**

Building Size 1,100 SF

Seating 22 inside

Lease Term

Lease Term 4 years with option

Rent \$4,766

Grill Addition Possible

Seller has the estimates to add the Grill.

Buyer to check with City and other authorities for requirements



INVESTMENT EXECUTIVE SUMMARY

PRIME LOCATION, MAJOR INTERSECTION, CORONA

Healthy choice an alternative to fast food at affordable price.

Where an average person can enjoy to eat at sit-in restaurant for less than most fast foods

Deli - A Unique Fusion of Mediterranean and South Asian Flavors

Gourmet blend of Middle Eastern tradition and South Asian delights - where authentic taste meets wholesome ingredients.

Deli, proudly serve **Zabiha Halal, grass-fed red meats** and **organic chicken meat, bread, and produce**, ensuring freshness and quality in every bite.

Current Menu Includes:

- Zabiha Halal Organic Chicken & Beef Tikka Rolls, Bun Kebabs, Shawarma Wraps & Sandwiches, Veggie Options
- While others raised prices, **Deli** remains committed to keeping meal prices **affordable**, paired with **friendly and welcoming service**.

Bread & Wrap Choices include:

French Rolls • Jalapeño Cheese • Marble Rye • Paratha • Pita Wraps • Sourdough • Spinach Wraps • Squaw Slices • Tomato Basil • Wheat

Protein Selections: Chicken • Tuna • Turkey • Meatballs • Kofta • Pastrami • Roasted Beef • Wide Variety of Veggie Options

Signature **Chai** and **Desserts**.

- ♦ **Catering Services Available** — Perfect for family gatherings, office events, and celebrations.



AERIAL OVERVIEW



INTERIOR VIEWS



KITCHEN VIEWS



INTERIOR VIEWS



MENU



AREA OVERVIEW

CORONA, CA

Corona Corona is a vibrant, culturally diverse community located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of over 160,000 residents.

The City limits encompass 39.2 square miles. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families. The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

(Spanish for "Crown") is a city in northwestern Riverside County, California, United States. Corona is surrounded by Riverside to the east, Norco to the north and northeast, Yorba Linda to the northwest, Cleveland National Forest and the Santa Ana Mountains to the west, southwest, and south. Several unincorporated communities are along the rest of the city's borders. Downtown Corona is approximately 48 miles (77 km) southeast of Downtown Los Angeles and 95 miles (153 km) north-northwest of San Diego.

Corona, located along the western edge of Southern California's Inland Empire region, is known as the "Circle City" due to Grand Boulevard's 3 mi (4.8 km) circular layout. It is one of the most residential cities in the Inland Empire, but also has a large industrial portion on the northern half, being the headquarters of companies such as Fender Musical Instruments Corporation, Monster Beverage Corporation, and supercar manufacturer Saleen.

ETYMOLOGY

Corona is Spanish for *crown* or *wreath*. Originally called **South Riverside**, citizens wanted to distinguish their city from the larger city of Riverside to the north. When it came time to incorporate the city a number of different names were considered, but the name Corona was chosen to play upon a unique feature of the city, the one-mile diameter drive that circled the center of the town.

THINGS TO SEE IN CORONA AND SURROUNDING AREA'S



Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

C21 Commercial Director:

Business Sales and Commercial Real Estate

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | Email: BashirTariq@msn.com



Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

C21 Professional and any and all persons and entities associated and affiliated with C21 Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing C21 Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws

C21 Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. C21 Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

DIRECTOR

**Business Sales and
Commercial Real Estate**

Century 21 Masters

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*



BUY - SELL - LEASE - INVEST



Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

Keller Williams: THE MILLION DOLLAR CLUB AWARD WINNER





NAILA TARIQ
951-858-2628
 NailaTariq@msn.com

A Name You Can Trust

- **Business**
- **Commercial**
- **Residential**

CalDRE: 01463387 • NV Lic: S.201495/BUSB.7238

21 CENTURY 21 MASTERS
 15335 Fairfield Ranch Rd, Suite 100
 Chino Hills, CA 91709

Business Broker California and Nevada

Multiple Award Recipient: Hall of Fame, Sales Champion, Units Listed and Closed
Member of: ICSC, NAR, CAR, RIAOC, RCAOC, ICA, WCA

BUY - SELL - LEASE - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own

I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW VIP Commercial Las Vegas, NV

Corporate Office

7501 Tule Springs Rd
 Las Vegas, NV 89131

Town Square Office

6623 S. Las Vegas Blvd
 Las Vegas, NV 89119



NV Business Broker License
 BUSB.0007238 S.201495

Century 21 Masters Chino Hills, CA

Chino Hills Office

15335 Fairfield Ranch Rd, Suite 100
 Chino Hills CA 91709



CA - Broker Associate license
 DRE License no 01463387

