



Japanese Restaurant Chicago's Western Suburbs

This Japanese restaurant is in Chicago's western suburbs in an established shopping center on a major north south thoroughfare. Established in 2015, the restaurant has been building its reputation in the marketplace and sales are increasing. Due to health issues, the owners need to scale back their time commitment to the business. They are willing to assist in the transition as well as potentially work at the restaurant once the sale/transition is completed.

This is a great opportunity to purchase a turnkey restaurant (3,055 square feet – 75-person capacity) where the start-up phase has been completed and the current owners are willing to partner with you to take it to the next level.

The name and location of the restaurant as well as its financial performance will be made available to interested parties after execution of a confidentiality agreement.

The restaurant offers a wide variety of sushi menu items as well as hibachi entrees. The hibachi concept allows guests to choose the meat, chicken and seafood items in their dish. They then choose from a wide variety of vegetables, sauces and spices to complete the meal. An experienced Hibachi chef cooks the meal tableside. The wide variety of sushi menu items are made in-house (at the Sushi bar) with fresh ingredients. The house has a full bar to complement the food.

The commercial kitchen and dining area of the restaurant is fully equipped with latest equipment – which fully supports the current concept and menu. There are six tableside hibachi grills, eight dining tables, a liquor bar with six seats and a modern sushi bar with five seats. Much of the standard kitchen equipment is owned by the restaurant (including a walk-in cooler). All equipment and furniture and fixtures are included in the sales price. The restaurant leases its space from the owner of the shopping center. The lease expires in approximately four years and has a fixed rate renewal option for an additional seven years.

The shopping center within which the restaurant is located has consists of approximately 200,000 square feet of fully occupied space, including several anchor tenants that generate a lot of traffic. The center enjoys great visibility, ease of access and plentiful parking. Approximately 40,000 cars drive by on the main north-south thoroughfare daily and an additional 17,000 cars pass by on the east-west cross street.

The market in which this restaurant competes for customers consists of the following very strong demographics.

1 mile

3 miles

5 miles

Population	9,404	60,959	175,867
Households	2,606	18,336	55,330
Avg. Household Income	\$178,154	\$154,763	\$132,313
Restaurant Expenditures	\$12 million	\$77 million	\$210 million

Due to the market's size and diversity it can support a number of Japanese restaurant concepts. We believe that the subject restaurant has a geographic advantage due to its location within the community as well as its ease of access. Much of the current clientele come from the affluent neighbors in the area. The quality of food and service is rated very high and the restaurant has developed into a destination dining attraction for many of its customers.

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