



# Theia's Coffee Shop

361 Cedar Street  
Sedona, Arizona 86336

Offering Memorandum

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Accelerating success.

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colliers.com/arizona

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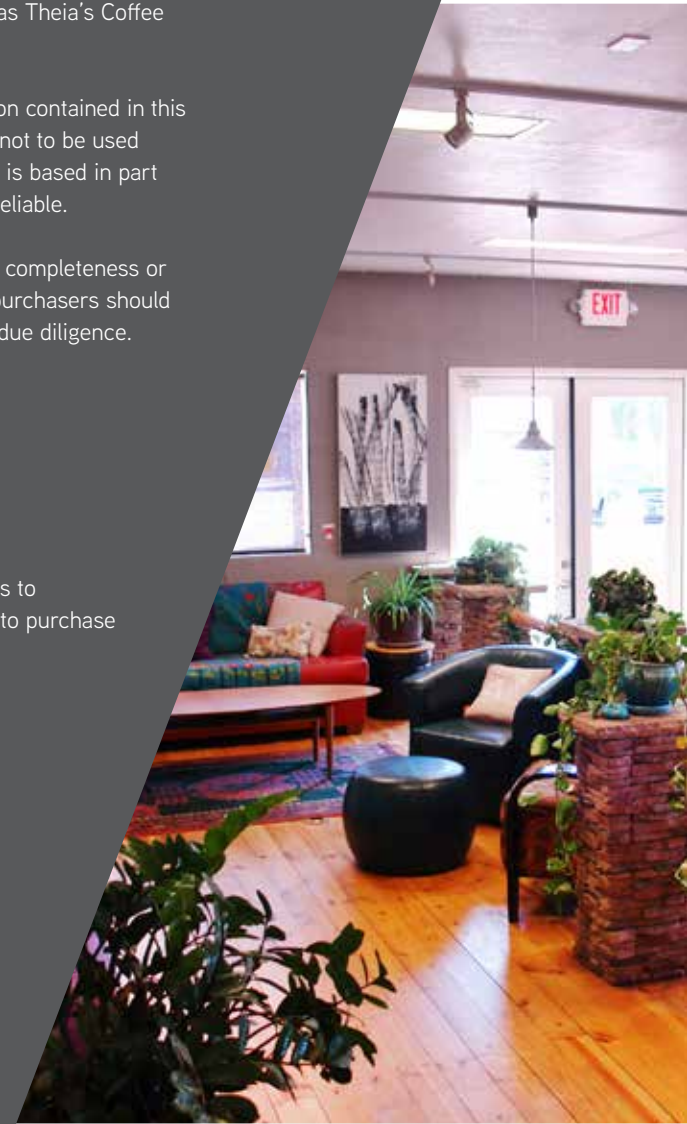
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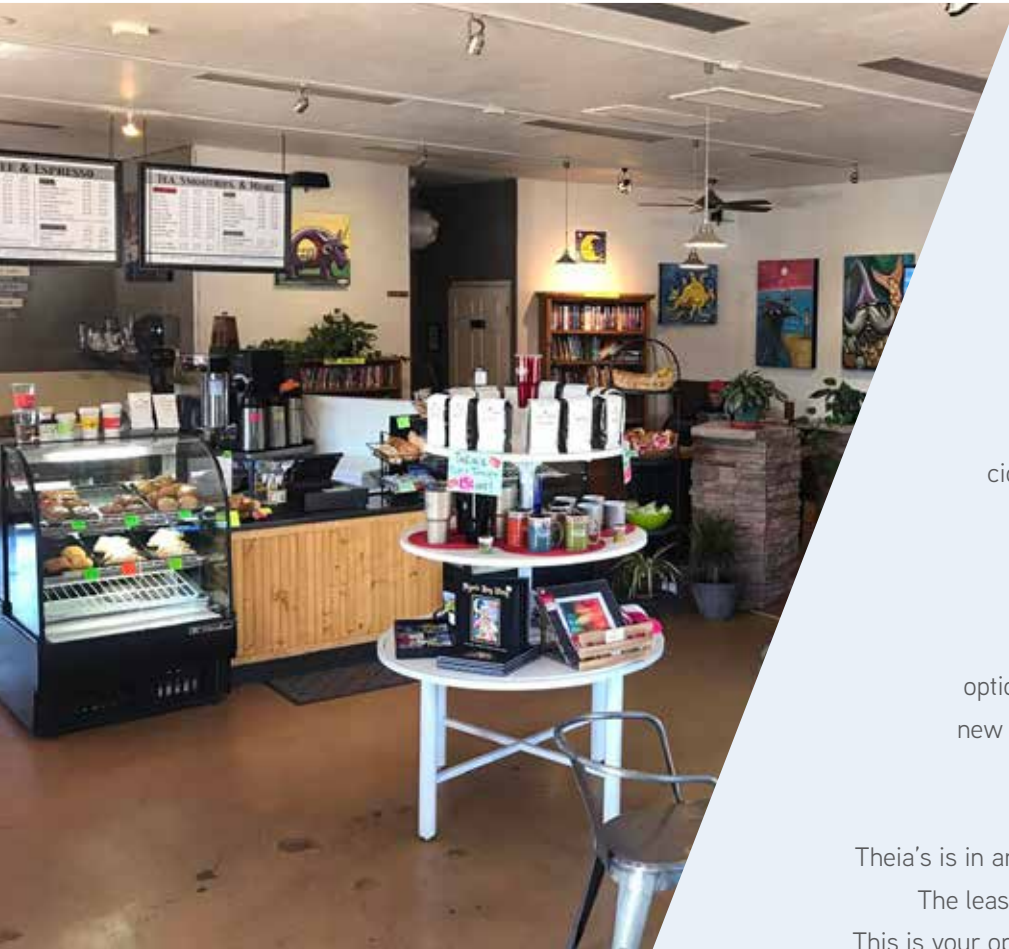
This Offering Memorandum shall not be deemed to represent the state of affairs of the Company or constitute an indication that there has been no change in the state of affairs of the Company since the date of this Offering Memorandum.



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## Theia's Coffee Shop

Now is your chance to own a profitable coffee & retail shop in beautiful uptown Sedona. Enjoy spending time with your guests as they enjoy the views of the red rocks of Sedona while relaxing with a cup of coffee and reading a book in your very own coffee shop.

As a small business owner you can make your own schedule and hours with this great coffee shop. Theia's is much more than a coffee and tea location, they sell various private logoed retail items, local art work on consignment, smoothies, protein shakes, hot apple cider, a variety of bakery treats and other grab & go snacks. It is just one block off main street providing the nice quiet atmosphere that visitors are looking for to relax and enjoy a cup of coffee or tea, yet there is ample foot traffic along with an established local customer base.

This property has great potential for growth using a large outside patio space, other seating options just outside of two main entrances or a back room that can be subleased out or used for new operations. The property has its own private parking lot and is surrounded by various public parking lots creating walk-by foot traffic past Theia's to get to various nearby destinations.

Theia's is in an excellent leased location occupying 1,740 square feet in Sedona owned by a great landlord.

The lease ends September 2020 with the landlord willing to extend a lease option to the new owner. This is your opportunity to own a business in the beautiful town of Sedona and enjoy all that it has to offer. People travel from all over the state, country, and world to visit Sedona and the area's famous attractions.

## Highlights

- Operated by the same owner since 2013
- 1,740 square feet
- Included back room that can be subleased out or used for new operations
- Great potential for expansion using a large outside patio space
- In the heart of Sedona Red Rock country
- FF&E - \$ 75,000

\$159,000

ASKING PRICE

### Support & Training:

The owner is willing to provide a transition period with the new owner.

### Reason for Selling:

To care for elderly parents.

Website: [theiassedona.com](http://theiassedona.com)





**EQUIPMENT**

- UNIC Commercial Espresso Machine
- Magister Commercial Espresso Machine
- 2 BUNN Commercial Coffee Brewers
- Commercial Coffee Grinder
- 2 Espresso Coffee Grinders
- 5 Airpots
- Ice Machine
- Stainless Steel Undercounter Refrigerator
- Stainless Steel Stand-up Refrigerator
- Avantco Merchandiser Cooler
- Deep Freeze
- TRUE Commercial Dry Deli/Pastry Case
- TRUE Commercial Refrigerated Deli/Pastry Case
- Ninja Professional Blender

**INVENTORY**

- Not included in price. Inventory will be taken at time of purchase and sold at owners cost.
- Estimated to be \$1,500 to \$2,000.

**EQUIPMENT**

- Vitamix Professional Blender
- 2 Stainless Steel Work Tables
- POS System (ipad, receipt printer, cash drawer)
- Toaster
- Microwave
- 5 gallon "TODDY" iced coffee maker
- 1 gallon "TODDY" iced coffee maker

**MISCELLANEOUS**

- 4 Jewelry Displays
- Mugs, glasses, plates, bowls, silverware, trays
- Misc. Beverage Pitchers
- 8 Steam Pitchers
- Misc. Sugar/Honey Dispensers

**FURNITURE**

- 7 miscellaneous display shelves/racks
- 3 indoor table & chair sets
- 4 outdoors table & chair sets
- 2 benches
- 12 miscellaneous lounge chairs
- 6 miscellaneous end tables
- Kids table & chairs & toys
- 2 bookshelves
- 3 outdoor plant shelves
- 2 outdoor umbrellas
- 2 stand-up lamps
- Couch

# Assets: Equipment & Fixtures





## Located in Sedona, Arizona

Ranked the Most Beautiful Place in America by USA Today, Sedona, Arizona is a unique location in the heart of Arizona's celebrated Red Rock Country. Sedona embodies iconic visions of the Old West with its awe-inspiring sandstone geological formations which surround the town on all sides. Sedona draws 3 million visitors a year from all over the world to enjoy the abundance of recreational, art, cultural and new-age spiritual experiences. This striking setting includes many fine dining establishments presided over by renowned chefs and lodging facilities including rustic cabins along Oak Creek, peaceful bed and breakfast accommodations, time share condos and world class resorts and spas.

Visitors can experience site seeing with Sedona's famous Pink Jeep tours into the red rock backcountry, an abundance of souvenir shopping along the main street, and fine art galleries all over town. Hikers have access to scenic trails from just about every point in the city. Not to be missed is a day at Tlaquepaque, a shopping and arts center designed to make you feel as if you are in a village in Old Mexico.

Sedona was originally settled because of access to the year round water source provided by Oak Creek.

What became a farming community serviced the nearby towns of Flagstaff to the north and miners in Jerome to the southwest. Heritage apple orchards are still maintained and in the autumn Sedona apples from local growers or pick-your-own at Slide Rock State Park are an anticipated annual tradition.





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