



# Roadhouse Bar & Grill

11840 W. Route 66  
Belmont, Arizona

Offering Memorandum

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Accelerating success.

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# CONFIDENTIALITY & DISCLAIMER STATEMENT

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This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable.

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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

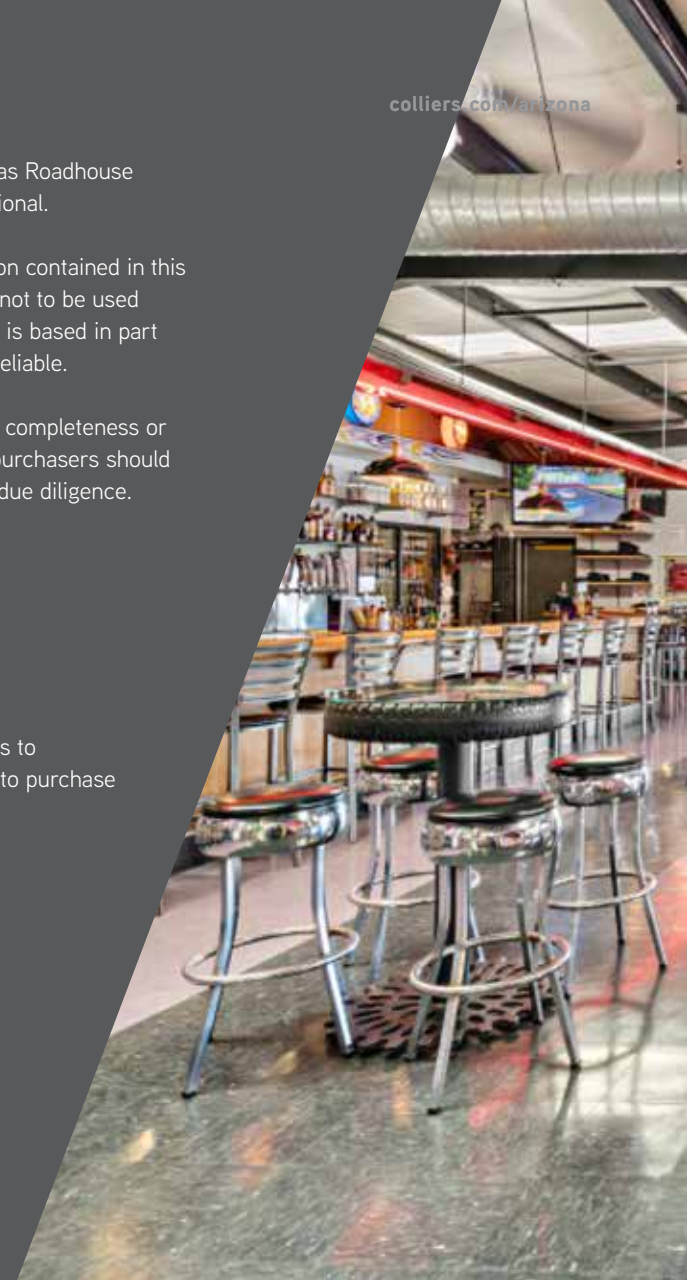
- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

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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## Highlights

- Roadhouse Bar & Grill is located in Bellemont, Arizona, 15 miles west of Flagstaff, Arizona
- 3,500 square foot building with great parking
- Located along Historic Route 66 and I-40
- Adjacent to Grand Canyon Harley Davidson and Arizona Route 66 RVs—further complimenting The Mother Road experience.
- FF&E - \$290,000
- Inventory – included in price
- Class 6 liquor license

**\$225,000**  
ASKING PRICE

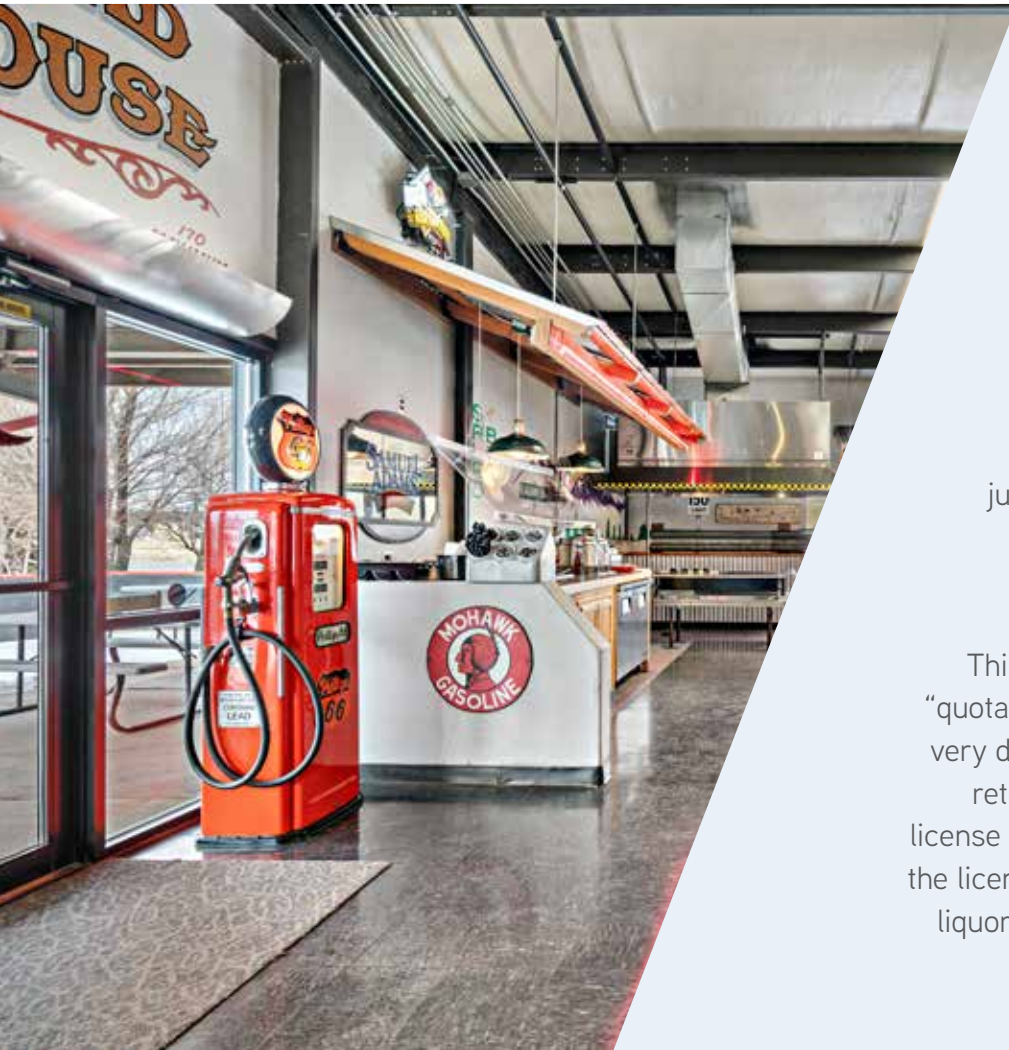
Real estate is not included in sale—this is a leased facility.  
The lease expires January 2021. The landlord is willing to extend a lease option to the new owner.

Support and training :  
The owner is willing to provide a transition period with the new owner.

Reason for selling:  
Retirement after 50 years in the bar business.







## Roadhouse Bar & Grill

The Iconic Roadhouse Bar & Grill on Route 66 in Bellemont, Arizona is now for sale. This great location has been in operation for over 23 years operated by the same owner since 1996. With the community of Bellemont expanding and the non-stop traffic going to and from the Grand Canyon National Park this location is sure to continue to produce a winning combination of fun and revenues for the new owner. This pristinely clean bar and grill can be found just off I-40 on exit #185 for easy access with great parking for Grand Canyon tour buses, semi-truck traffic, passenger vehicles or motorcycle enthusiasts stopping into the Harley Davidson shop located adjacent to the Roadhouse.

This business asset sale includes the Coconino Class-6 liquor license which is a “quota” license which means there are no “new” Class-6 licenses available and are very difficult to purchase which allows the holder to have both on and off premises retail privileges. This is the most inclusive liquor license in the county. Once the license has been purchased by the new buyer, they must apply for a transfer to have the license put in his or her name. The location is currently providing cash and carry liquor sales with an option for a drive through, delivery or many other possibilities.



## Roadhouse Bar & Grill

The business assets also include several unmatched collectibles and priceless memorabilia, three pool tables, flat screen TVs, and all the kitchen equipment including the natural-gas grill used by guests to cook their own steak, chicken or burgers.

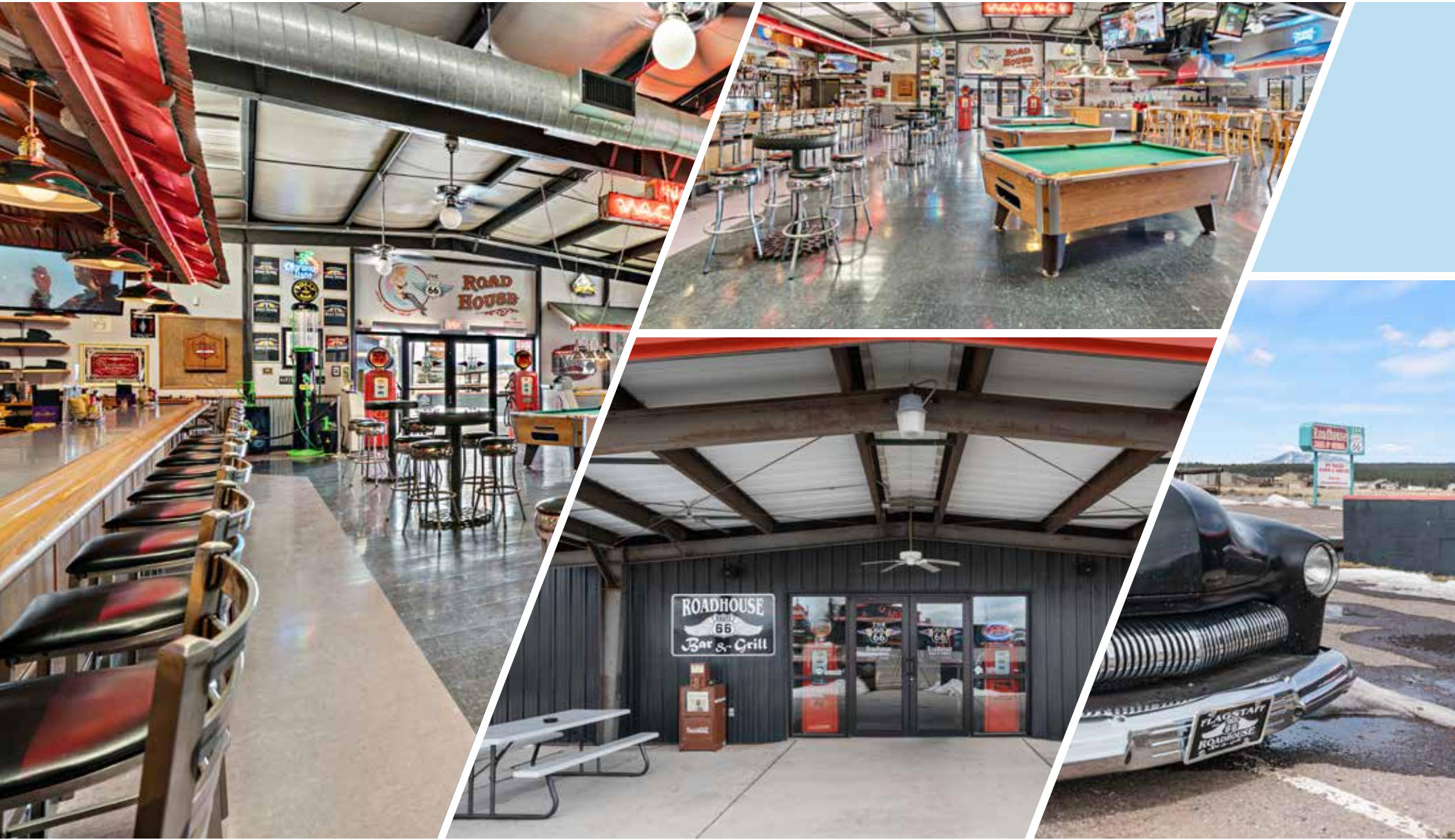
Roadhouse Bar & Grill is in an excellent leased location occupying 3500 square feet owned by a great landlord. The lease ends January 2021 with the landlord willing to extend a lease option to the new owner. You can keep this bar location as is or transform the location into a bar and grill of your dreams. There is more than enough room for live music, dancing, private parties or most other events.

The options at this location are endless in this well-established business with unlimited income potential. The bar and grill at this location could continue to be improved drawing from an expanding market with the 500+ new homes planned and currently under construction across I-40 within minutes of this location.

This is your opportunity to own a business in beautiful picturesque Northern Arizona just 15 miles west of Flagstaff and enjoy all that it has to offer. People travel from all over the state, country, and world to visit Northern Arizona and the areas famous landmarks.











## Historic Route 66

The Mother Road has been the main artery of the Classic American Road Trip since it was finished in 1926. From Chicago, Illinois to Santa Monica, California Route 66 is synonymous with a mystic of freedom. Movies, TV shows, songs have been written about the road. People travel from all over the country and the world to experience the images of Americana preserved in small towns along the route.

Now Interstate 40 parallels much of old Route 66. With the coming of the interstate many of the towns along the route were bypassed, in some cases causing economic decline. But there has been a resurgence in recent years as many of these communities, and even small gas station stops with still active sections of Historic Route 66 have rebuilt economies by capitalizing on the market for nostalgia and the imagery of a by-gone era.

Roadhouse Bar & Grill is in a prime location to take advantage of this tourism market, along with the local markets of nearby Flagstaff and Williams, and travel to the Grand Canyon via Flagstaff or Williams.





## Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

People travel from all over the state, country and world to visit Flagstaff and the area's famous landmarks. Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park, of the Seven Wonders of the World. Flagstaff was chosen as one of the fittest places to live in the United States by Men's Journal in 2015, and listed as one of the top 25 Best Towns in America in a 2017 edition of Outside Magazine. The 4 million visitors and large second home owner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

Flagstaff's ideal location at the junction of Interstates 17 and 40, makes it well-suited for road travel. Historic Route 66 passes through the center of town and Highway 180 leads to the Grand Canyon, just 75 miles away. Flagstaff is within driving distance to Phoenix (142 miles), Las Vegas (252 miles), Los Angeles (467 miles) and Albuquerque (323 miles).





Contact:

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