

**Sale Price Reduced
Restaurant Business For Sale**



Property Highlights

Sale Price Reduced	\$150,000-Real Estate Not Included
Current Lease Space	3,369 RSF
Current Lease Rate	\$17.00 NNN
Lease Expiration	January 31, 2021
FF&E	Includes All Restaurant Equipment
Beer & Wine Licence	Included, Contact Agent for Details
Equipment Value	\$86,313 (Estimated)
Leasehold Improvements	\$281,919
Day Time Population	1,275 People within 0.3 Miles
Availability	Immediate
LockBox	No, Contact Agent to Schedule

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Listing Features

- Turn Key Restaurant Opportunity on a Medical Campus
- Real Estate Not Included in Sale Offering
- Existing Lease to be Assumed by Business Buyer
- Sale Includes all Equipment, Restaurant Assets & Beer and Wine Licence, Contact Agent for Additional Info
- Located in The West Valley Medical Complex, a Newer Four Story, 91,500 Square Foot Medical Office Building at the Corner of Elm & Fairview in Caldwell
- Surrounded by Various Retailers, Financial Institutions and Other Professional Services
- Contact Agent for Additional Details and to Schedule a Walk Through Today!!

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General List of Assets

- SIX BURNER RANGE
- ESPRESSO MACHINE
- ESPRESSO GRINDER (2)
- COFFEE BREWER
- BULK GRINDER
- DISHWASHER
- SLICER
- SNEEZE GUARD
- 37" BAKERY DISPLAY
- 60" GRAB AND GO
- 48" GRAB AND GO
- FREEZER (2)
- LG 55" SMART LED TV
- VJZIO 65" SMART LED TV
- COMMUNICATION SYSTEM
- UNDER COUNTER FRIDGE
- CHAIRS
- FURNITURE
- GLASS TABLE TOP
- AND MORE....

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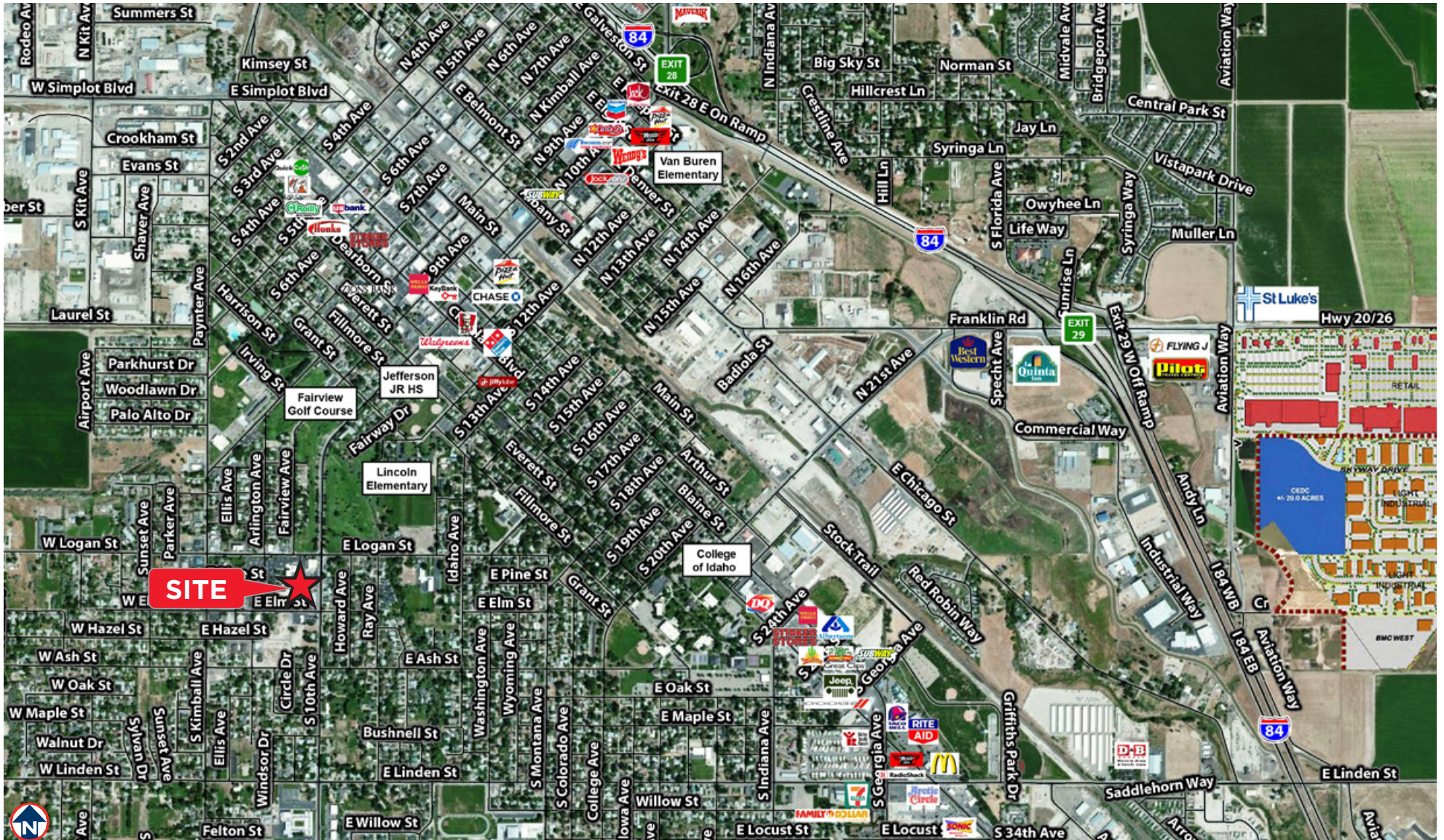


**CUSHMAN &
WAKEFIELD**
Commerce

BUSINESS FOR SALE - PRICE REDUCED

The Copper Cafe - West Valley Medical

1906 Fairview Avenue, Ste 450, Caldwell, Idaho 83605



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- LOCATED IN A HIGH GROWTH AREA IN CALDWELL -

In the identified area, the current year population is 11,432. In 2010, the Census count in the area was 11,154. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 11,885 representing a change of 0.78% annually from 2015 to 2020.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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	0.3 miles	0.5 miles	1 mile
Population			
2000 Population	1,022	2,576	10,438
2010 Population	1,008	2,538	11,154
2015 Population	1,025	2,566	11,432
2020 Population	1,056	2,636	11,885
2000-2010 Annual Rate	-0.14%	-0.15%	0.67%
2010-2015 Annual Rate	0.32%	0.21%	0.47%
2015-2020 Annual Rate	0.60%	0.54%	0.78%
2015 Male Population	46.8%	47.3%	48.0%
2015 Female Population	53.1%	52.7%	52.0%
2015 Median Age	39.8	39.2	32.9

Households			
2000 Households	445	1,050	3,868
2010 Households	429	1,032	4,127
2015 Total Households	436	1,044	4,238
2020 Total Households	450	1,071	4,410
2000-2010 Annual Rate	-0.37%	-0.17%	0.65%
2010-2015 Annual Rate	0.31%	0.22%	0.51%
2015-2020 Annual Rate	0.63%	0.51%	0.80%
2015 Average Household Size	2.34	2.45	2.58

Average Household Income			
2015 Average Household Income	\$46,954	\$49,273	\$45,854
2020 Average Household Income	\$54,258	\$56,953	\$52,440
2015-2020 Annual Rate	2.93%	2.94%	2.72%

Data for all businesses in area	0.3 miles	0.5 miles	1 mile
Total Businesses:	77	101	534
Total Employees:	1,275	1,542	5,374

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