

OFFERING MEMORANDUM

Guapos Tortilla Shack Business and Real Estate

Commercial
Realty Advisors



239 Underpass Road
BREWSTER MA

FOR SALE

Business & Real Estate Price

\$750,000

Company Highlights

- ✓ Lower Cape landmark available for sale.
- ✓ The property includes +/- 800 Sq. Ft., fully equipped restaurant.
- ✓ Seating for 35.
- ✓ Commercial kitchen, counter space, drink service, indoor dining area, and bathroom.
- ✓ Exterior features include an extensive outdoor area complete with

- ✓ covered porch, multiple dining areas, additional service windows, and an area for bike parking, fire pits, & lawn games.
- ✓ Walk down basement below for additional storage, office, mechanicals.
- ✓ Climate controlled with gas hot air heat/central air conditioning.
- ✓ Additional amenities in a walk in cooler, shed for dry storage, and trailer.
- ✓ Prime visibility along Underpass Road with large lit signage.
- ✓ Street access for vehicles as well as a path off the sidewalk for foot & bike traffic.

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About the Business

Nestled in a grove of trees just below the heavily traversed Cape Cod Rail Trail in Brewster, MA, Guapo's Tortilla Shack is a Baja-style surf shack that served Mexican-inspired favorites for seventeen successful years under the ownership of Brewster native, Kyle Parker.

Before closing the doors in 2021 due to an illness in his family, Kyle grew Guapo's from a stand next to the Brewster General Store to an extensively awarded local hotspot known to locals and tourists alike for the fish tacos and frosty margaritas. Guapo's maintained a commitment to sourcing the freshest local ingredients possible in order to serve quality food and drink in a relaxed, family friendly atmosphere.

Hosting events featuring live music and corn hole tournaments on the crushed-shell patio in addition to promoting local nonprofits through the "Guapos Gives" initiative, Guapo's has developed community support and recognition of the restaurant as one with local roots.

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- Guapos Tortilla Shack 239 Underpass Road Brewster, MA.
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- Exterior features include an extensive outdoor area complete with covered porch, multiple dining areas, additional service windows, and an area for bike parking, fire pits, & lawn games.
- Walk down basement below for additional storage, office, mechanicals.
- Climate controlled with gas hot air heat/central air conditioning.
- Additional amenities in a walk in cooler, shed for dry storage, and trailer.
- Prime visibility along Underpass Road with large lit signage.
- Street access for vehicles as well as a path off the sidewalk for foot & bike traffic.
- Located along the popular Cape Cod Rail Trail – easy access to the property with on site bike parking.
- Zoned commercial.
- Financials & equipment list are available to qualified parties who sign a non-disclosure agreement.

Barnstable County Demographics

(Based on 2020 United States Census)

Population/Housing

Population	229K
Population per Square Mile	548
Housing Units	165K
Owner Occupied Housing	80%
Median Value of Owner Occupied Housing	\$414K

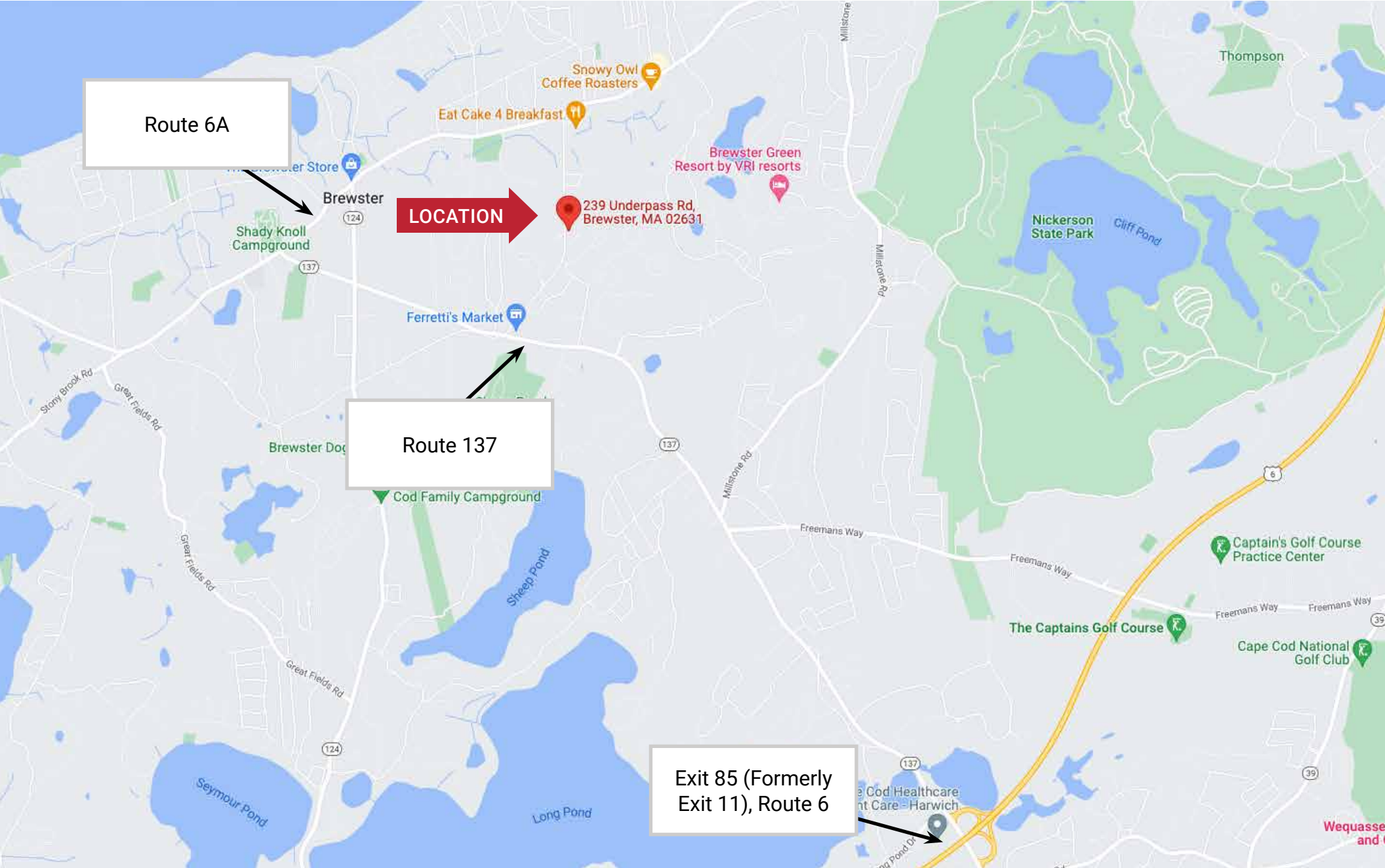
Economy

In Civilian Labor Force	59% (16 years +)
Accommodation/Food Service Sales	\$1.043B
Healthcare Revenue	\$1.8B
Retail Sales	\$3.9B
Median Household Income	\$77K

Businesses

Employer Establishments	8.6K
Non-Employer Establishments	27K
Total Employment	76K
Annual Payroll	\$3.7B





Route 6A

LOCATION

Route 137

Exit 85 (Formerly Exit 11), Route 6





Offers

Commercial Realty Advisors, Inc. invites written offers for the Business and real estate known as Guapo's. Such offers should be submitted to Craig Campbell, Brad Kuhrtz, or Sarah Banks, Sales Agents, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, Massachusetts 02601. Written Offers must identify the purchaser, mailing and legal addresses, Buyer's offer price, contingencies if any, sources of capital to complete the transaction and proposed closing date. The Buyer's Offer must include an earnest money deposit that will be held by Commercial Realty Advisors, Inc., in its non-interest bearing escrow account, that will be applied to the purchase price, or refunded to the Buyer with the agreement of both parties.

For more information, please contact:

CRAIG CAMPBELL

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BRAD KUHRTZ

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Pricing

Commercial Realty Advisors, Inc. invites written offers for the Business known as Guapo's. This opportunity is offered at \$750,000.

About Commercial Realty Advisors, Inc.



For more information about Guapo's or other business opportunities please contact:

Craig Campbell

Office: 508-862-9000, Ext. 126 | Fax: 508-862-9200 | ccambell@comrealty.net

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Commercial Realty Advisors, Inc. | 222 West Main Street | Hyannis, MA 02601

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of geographic markets. A cadre of well educated and successful experts partner with clients to achieve objectives in a cost and time-effective manner. Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



Commercial Realty Advisors' Disclaimer

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the "Seller", by agents of the Seller and from other sources believed reliable. No guaranty, expressed or implied, is made as to the accuracy or completeness of this information and is subject to error, omission, change of price, change of description or condition or withdrawal without notice. Commercial Realty Advisors, Inc., has not independently audited or verified any information, financial result, legal description, sketch or plan. No projection of future income or the viability of this establishment has been guaranteed by the Seller or Commercial Realty Advisors, Inc. The recipient of this Offering Document acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of this Business and real estate.

Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation and sale of this Business and real estate, unless otherwise disclosed.

Commercial Realty Advisors, Inc. are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned Business and real estate. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

Should you decline to make said offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat as secret all information provided herein. You will not discuss, reproduce or in any way share information with any party including the Sellers, employees, agents, customers, creditors, suppliers or competitors of said Business and real estate unless prior written permission has been granted to you by Commercial Realty Advisors, Inc.



**REAL ESTATE
SERVICES**

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