

Rod's Steak House

301 E Route 66 | Williams, Arizona



Offering Memorandum



Asking Price:
\$1,249,000

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Rod's Steak House located at 301 E Route 66, Williams, AZ 86046 (hereinafter the "Company").

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 Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and 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 Kelly and Call Commercial 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 this 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 Kelly and Call Commercial 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 is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.

Rod's Steak House | Williams, AZ

A longtime favorite of locals and tourist alike, Rod's Steak House on Historical Route 66 in Williams, Arizona is available for purchase.

Rod's Steak House opened in 1946 by Rodney (Rod) and Helen Graves. The current owners, Lawrence and Stella Sanchez, purchased Rod's in 1985. Lawrence worked for Rod Graves starting back in the 1960's as a dishwasher and bus-boy, moving up to manager and head chef for over 13 years before purchasing the restaurant in 1985. This long tradition of a successfully run steak house can be yours with the purchase of this profitable business along with the excellent real estate location.

Rod's features three dining rooms and a full service lounge where customers can enjoy a drink along with the local atmosphere. Rod's is famous for their steaks and other entrees that keep people coming back for generations time and time again. This restaurant has been successfully run for over 75 years. Your purchase will continue that tradition for years to come.

The 3,575 square foot restaurant is perfectly located on 3,550 square feet of land between Historic Route 66 and Railroad Avenue. It also includes an 8,485 square foot lot for overflow parking across the street on Railroad Avenue, which also includes a warehouse with an extra walk-in freezer and walk-in cooler along with shelving for extra storage. The restaurant can seat over 130 guests at a time with many different table arrangements from large parties to private couples. The kitchen is well situated in the middle of the restaurant for easy access to all three dining rooms and has three freezers

and three refrigerators providing plenty of room for food preparation. Downstairs is where you will find the owners office, extra dry food and liquor storage areas along with large his and hers bathrooms. This restaurant has plenty of history but is very modernized for today's restaurant needs.

The restaurant was closed in December 2021 due to challenges with COVID. The owners had all the floors, equipment and furniture cleaned and prepped to reopen but decided it was time to retire and sell the restaurant to a younger generation. It is now your opportunity to take this exciting business opportunity and make it your own.

This business operates with a Coconino County Class 6 bar and "to go" liquor license. Once the business has been purchased by the new buyer, they must apply for a transfer to have the license put in his or her name.



Support & Training: current owner is willing to provide training to the new owner

Reason for Selling: owners are retired

FF&E: \$500,000 at original cost, included in the asking price

Dry Inventory: included in price

Business Summary

POS

6 POS terminals, all tied in together

Front Dining Room

54 chairs
10 square tables
7 small square tables
6 stool trays
1 wine opener
3 grinder peppers

Back Dining Room

33 chairs
6 square tables
2 small square tables
1 round table
5 highchairs
5 booster chairs
1 station
4 stool trays
1 wine opener
3 grinder pepper

Balcony Dining Room

43 chairs
4 round tables
4 square tables
1 small square table
1 station
1 wine opener
2 stool trays
1 container x wine
2 mirrors
15 sand pictures

Hall Way

2 chairs
2 bar chairs
1 station
1 small square table
1 small bar table



FF & E List

Lounge

- 4 round table
- 1 small table
- 1 cooler x beer and wine
- 1 cooler x draft beer
- 8 chairs
- 7 stool chairs
- 6 regular chairs
- 3 rack x wine
- 8 neon signs
- 8 beer signs
- 1 dishwasher



China

- 120 bouillon cup (old)
- 90 tea saucer
- 48 beer mug
- 110 pepper shaker
- 110 salt shaker
- 64 tea cup
- 130 bouillon cup (new)
- 242 fruit cup
- 192 butter plate
- 96 salad plates
- 82 appetizer ovals
- 110 dinner plate
- 12 dinner plate (no logo)
- 29 appetizer plates (no logo)
- 15 box white str. (2500 x box)
- 14 salad bowls (chef salads)
- 2 box pencils
- 36 Rod's tablecloths
- 17 box placemat (1000 x box)
- 3 box coaster (10,000 x box)



Warehouse

- 1 stove
- 1 salad bar
- 1 freezer (3 store racks)
- 1 refrigerator (1 store rack)
- 4 stove racks
- 1 small store rack
- 3 dunnage rack
- 3 square tables
- 2 base tables



FF & E List

Kitchen

- 1 broiler
- 1 stove
- 2 fryers
- 1 steamer
- 1 two door freezer
- 1 single door freezer
- 3 refrigerators
- 1 salad bar
- 2 metal tables
- 2 wood tables
- 1 slice doors refrigerator
- 1 small freezer
- 1 ice machine
- 1 slider
- 1 fountain soda
- 1 milk cooler
- 1 coffee dispenser
- 1 cappuccino dispenser
- 1 iced tea maker
- 2 dishwashers
- 1 bread toaster
- 2 microwaves
- 1 oven x prime rib
- 1 meat grinder



Beer Room

- 1 store rack
- 1 small store rack
- 2 dunnage rack

Store Room

- 4 store racks
- 1 small freezer
- 1 weather heater
- 1 refrigerator for produce
- 1 dunnage rack
- 1 small rack



FF & E List



Rod's Steak House | Williams, AZ

Williams, Arizona is a small town located in the high country pines of Northern Arizona. Rich in history, Williams is iconically associated with the Old West, Route 66, and railroad lore, which along with its distinction of being The Gateway to the Grand Canyon, contributes to a strong tourism market. The community is surrounded by the Kaibab National Forest inviting four season outdoor recreation with hiking, camping, fishing, mountain biking, golf, skiing, sledding, and snowshoeing.

Williams was the last community along Historic Route 66 to be bypassed by Interstate 40, yet with three easy exits off the interstate one can quickly find themselves back on some of the remaining sections of the old highway where it passes through the town.

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 the mystic of freedom. People travel from all over the country and the world to experience the images of Americana preserved in small towns along the route. Communities with still active sections of

Historic Route 66 have capitalized on the market for nostalgia and the imagery of a by-gone era.

Located only 60 miles from the Grand Canyon National Park, Williams earns its moniker of being The Gateway to the Grand Canyon—either by road or by rail. The Grand Canyon Railway with its southern terminus in Williams, first brought tourists to the South Rim in 1901. By 1968 popularity of the automobile road trip brought a decline in train travel and the railway stopped its service to the Canyon. In 1989 The Grand Canyon Railway was brought back to its former glory and now, along with the restored Fray Marcus Hotel at the depot, the Train is a huge tourist draw and contributor to Williams economy.

The Train also contributes to tourism “spin-offs” with a classic troupe of Old West characters who rob the train on its return from the Canyon and act out a gun fight on summer evenings in the streets of Williams. During the holiday season The Grand Canyon Railway offers a special journey on The Polar Express.

As a tourism hub, the town of Williams has a contagious energy that keeps the area alive with enthusiasm and excitement every day of the year.

Market Summary



Overflow parking and warehouse

Rod's Steak House

KellyandCall.com

Contact Us:

Kevin B. Call, CPA
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

Dennis Kelly
Principal
Phone: 928 440 5450
Dennis@KellyandCall.com



Kelly and Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001