

# Papa Murphy's

2700 S. Woodlands Village Blvd., Suite 460, Flagstaff | Arizona



## Offering Memorandum

Business asking price:  
\$216,900

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# Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Papa Murphy's | Take 'N' Bake Pizza, located at 2700 S. Woodlands Village Blvd., Suite 460, Flagstaff, Arizona 86001 (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.





## Papa Murphy's

Located in the bustling Woodlands Village shopping center, this store benefits from prime placement among anchor tenants such as Bashas' grocery store, a variety of charming gift shops, and the ever-popular Walmart. Its proximity to Northern Arizona University (NAU) ensures a steady flow of pizza-loving students, faculty, and visitors eager to enjoy its signature fresh, handcrafted pies. The store is conveniently situated to serve both the local community and the high volume of visitors drawn to Flagstaff's major attractions, including the Grand Canyon, Northland Experience, Grand Canyon Railway, Snowbowl Ski Resort, and numerous outdoor activities.

With over 40 years of industry experience, Papa Murphy's has become a pioneer in the take-and-bake pizza market, allowing entrepreneurs to share their passion for pizza while fostering strong community connections. This franchise has operated at its current location since opening in 2008. The current owner purchased it from the original owner in 2017.



## Business Summary

## Business asking price:

\$216,900, includes all furniture and equipment along with tenant improvements

## FF&E:

Original Investment to complete W Tenant Improvements and open franchise location was \$1,300,000.

## Inventory:

Will be purchased at Owner's cost at time of sale.

## Reason for selling:

Owner has some health concerns and is ready to sell well below cost and fair market value.

## Franchise transfer fee:

Transfer fee of \$25,000 split between buyer and seller.

## Support and training:

Owner is willing to provide a transition period for the new owner.

## Website:

<https://locations.papamurphys.com/az/flagstaff/2700-south-woodlands-village-boulevard>

## Equipment list:

- Hobart stand mixer model: HL662
- Anets dough sheeter model: SDR-21
- Two back-office computers
- Two POS terminals
- Smallware (food inserts, utensils, etc.)
- GE washing machine (installed spring 2024)
- Pepsi soda cooler (on loan from the Pepsi distributor)
- Misc items used in daily operations (carts, shelving, etc.)
- Two Randell custom-built, refrigerated make tables installed December 2023. Spec sheets will be provided and they are under warranty until December 2026.
- Walk-in cooler — HVAC and walk-in condenser/compressor replaced in 2021

*FF&E*







## 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.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park.

The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

The community is also a college town with almost 30,000 students attending Northern Arizona University. HuHot is within easy walking distance of student housing; a ready market for this category of food service.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life provides a strong customer base and high demand for restaurant businesses.

## *Market Overview*





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