

Zani Cards & Gifts

107 W. Phoenix Avenue, Flagstaff | Arizona



Offering Memorandum

Business asking price:
\$129,000 plus inventory

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Zani Cards & Gifts, located at 107 W. Phoenix Avenue, 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.



Zani Cards & Gifts

Step into Flagstaff's favorite locally owned treasure trove! Zani Cards & Gifts is a well-established and beautifully curated retail boutique, known for its eclectic selection of thoughtful gifts, artisan-made goods, home décor, jewelry, stationery, and whimsical finds. Located in a high-traffic area near downtown Flagstaff, this shop has become a go-to destination for both locals and tourists alike.

With over 30 years in business, Zani Cards & Gifts boasts a loyal customer base, strong social media following, and excellent reviews that reflect its reputation for personalized service and unique offerings. The space features warm, inviting decor and a layout optimized for browsing and impulse buys.

Highlights:

- Turnkey business with established branding and vendor relationships
- Prime location with high foot traffic and strong visibility
- Loyal local clientele plus steady tourist appeal
- Opportunity for online sales expansion or event-based promotions
- Furniture, fixtures, and POS system included in sale

Whether you're a seasoned entrepreneur or a creative spirit looking to step into a thriving small business, Zani Cards & Gifts offers a rare opportunity to own a piece of Flagstaff's vibrant retail scene.

Business Summary



Zani Cards & Gifts occupies a leased retail space at 107 W. Phoenix Avenue in downtown Flagstaff, Arizona. This location places it in the heart of the city's historic district, nestled between popular local establishments like Biff's Bagels and Fratelli Pizza. The area is known for its high foot traffic, drawing both locals and tourists, which benefits neighboring businesses such as Beaver Street Brewery and the CSA Market.

The building housing Zani Cards & Gifts is part of a vibrant commercial corridor featuring a mix of restaurants, boutiques, and artisan shops. While specific details about the lease terms or the building's size aren't publicly available, the surrounding properties in this district are typically designed to accommodate small to mid-sized retail operations, often ranging between 1,000 to 2,000 square feet.

Given its prime location and the dynamic nature of the downtown Flagstaff area, the leased facility offers significant visibility and accessibility, making it an attractive spot for retail business.

The 1,800 square-foot retail space rents at \$2,665/month and has been located at the same great location since 2016. The lease ends July 31, 2025, however, the landlord is willing to sign a new long-term lease with a qualified buyer.

Leased Location



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

Inventory:

Will be purchased at Owner's cost at time of sale.
Estimated to be \$40,000.

Reason for selling:

Owners are having their first child and want to concentrate on other endeavors

Support and training:

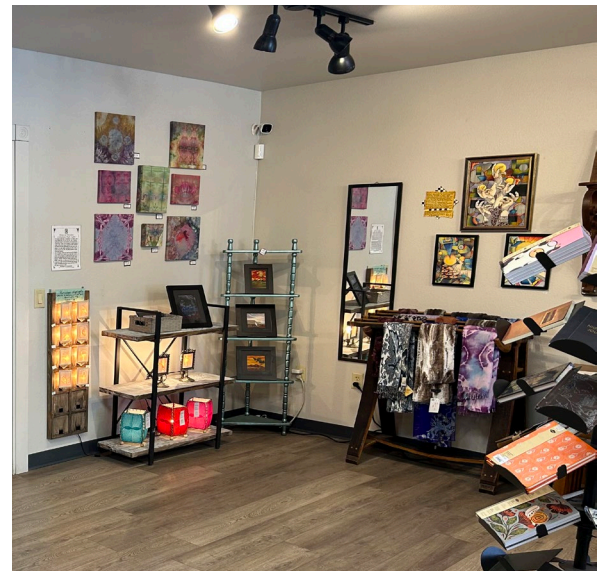
The owners are willing to provide a transition period with the new owner. They are willing to train and provide long-term guidance for the right owner.

Website:

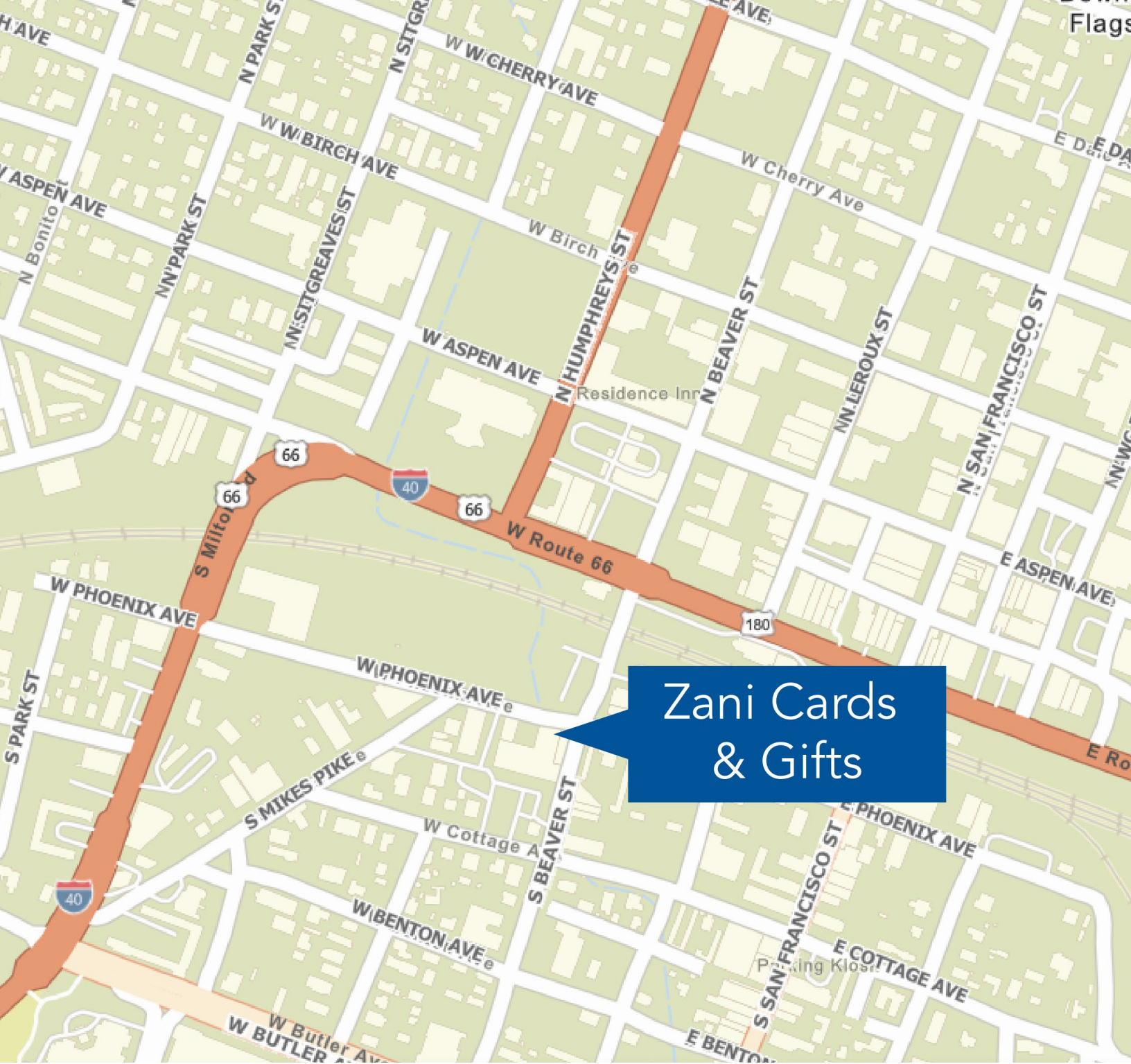
<https://www.zanigifts.com/>

Equipment Value:

\$24,000



FF&E



Zani Cards
& Gifts

Contact Us:

Kevin B. Call, CPA

Designated Broker

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Agent

Phone: 928 440 5450

Becki@KellyandCall.com

Dave Thomas, CCIM

Agent

Phone: 928 440 5450

Dave@KellyandCall.com

This document has been prepared by Kelly & Call Commercial for advertising and general information only. Kelly & Call Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Kelly & Call Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Kelly & Call Commercial and/or its licensor(s). ©2025. All rights reserved.

