



## Cinnaholic — On A Mission To Make The World A Better Place

At Cinnaholic, we believe everyone has the power to make a positive change in the world — for our people, the animals and the planet. That's why all of our products are made with the highest quality ingredients, and are 100% vegan, dairy & lactose-free, egg-free, and cholesterol-free. We start by serving delicious, plant-based cinnamon rolls. Our work is a craft of love, passion and dedication, and our mission is to solve everyone's dessert cravings while supporting animal welfare and sustainable food practices.

We're proud to serve create-your-own cinnamon rolls and other sweet treats like made-from-scratch brownies, cookies, and edible cookie dough. Select from over 20 unique frosting flavors and a variety of fresh and decadent toppings for your cinnamon roll. Mix and match flavors to create a new experience every visit!



### Tempe & Scottsdale, AZ

- Buyers have the rights to open 2 more stores in the West Valley, the fastest growing areas in Phoenix.
- A diverse menu allows us to tap into the wedding market, executive offices, and larger scale businesses so we don't just rely on foot traffic coming in the door. We have 3rd party delivery services help us expand our sales with ezCater, Door Dash and Uber Eats.
- Tempe - located in an outdoor mall right next to Harkins theatre with other long term food tenants with great demographics and high traffic volume 1 mile away from Arizona State University campus. Untapped market with local businesses and ASU students the owners didn't have time to explore.
- Scottsdale - located in a complex with other food and restaurants, and across from Arizona's largest aquarium. Great potential with surrounding schools and multiple new hotels and massive new doctors offices being built.
- All equipment, fixtures and 2 fully operational businesses are included, with long-term staff in each location along with a traveling manager for both stores. All ordering and day-to-day operations are overseen by the manager and the owners only do payroll.

**Sale Price: \$650,000**

**FINANCING AVAILABLE**

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