

**FEATURES**

- +/- 950 sq. ft.
- Type 1 venting
- Type 41 Beer & Wine License
- Permitted outdoor patio (+/- 500 sq. ft.)
- 5 years remaining + 5 - year option
- All assets included
- Successful business for the last 10 years
- Near Oracle Park

**The American Grilled Cheese Kitchen**

1 SOUTH PARK STREET, SAN FRANCISCO, CALIFORNIA



Located in the heart of South Park, this space is next door to Blue Bottle, surrounded by office and successful restaurants/bars, and just minutes away from Oracle Park, the home of the San Francisco Giants. This opportunity allows for someone to come in and take over a successful business and continue to grow it.



	2015	2016	2017	2018	2019
Revenue *does not include catering	\$1,115,296	\$1,115,296	\$1,165,683	\$1,131,599	\$983,752
Operating Income	\$146,595	\$180,363	\$192,290	\$232,745	\$139,484
ADD BACK Depreciation	\$25,370	\$23,244	\$17,716	\$10,499	\$6,860
ADD BACK Interest	0	\$75	\$37	\$0	\$0
ADD BACK Taxes	\$7,140	\$4,720	\$5,505	\$6,246	\$1,481
EBITDA	\$179,105	\$208,402	\$215,549	\$249,490	\$147,825
%	15.49%	18.69%	18.49%	22.05%	15.03%

	2015	2016	2017	2018	2019
Outside Lands Revenue	\$52,900	\$58,188	\$79,643	\$84,208	\$91,637
EBITDA	\$10,580	\$11,638	\$15,929	\$16,842	\$18,327



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## FRESH BAKED TREATS

Cookie  
3

Savory Biscuit of the Day  
3

Muffin of the Day  
3

### Ice-Cream Cookie

fresh baked cookie, creamy vanilla ice-cream  
5.5

## ADD TO ANYTHING



avocado  
2.5



applewood bacon, cured ham, chicken,  
smoked turkey, pulled pork  
2.75



seasoned tomatoes, fresh jalapenos,  
caramelized onions, fresh arugula,  
bread n' butter pickles  
0.65

## DRINKS

Seasonal Lemonade  
3.5

Cold Brewed Iced Tea  
2.5

Arnold Palmer  
3

Jittery John's Cold  
Brew Coffee  
4

Bottled Sodas  
see current selection  
3

Organic Kombucha  
4.5

Drip Coffee  
organic fair-trade, dark roast;  
regular, decaf, iced  
2.5

T-We Tea  
black, green & herbal blends  
3.5

rotating selection of California craft beer,  
wines, and mimosas

## SOUTH PARK

1 South Park Ave.  
San Francisco, CA 94107  
415.243.0107

info@theamericansf.com

For current hours visit:  
[theamericansf.com](http://theamericansf.com)

### FIND US @THEAMERICANSF

and on our mobile app,  
available on the App Store and Google Play:  
The American Grilled Cheese

### DELIVERY & CATERING

From spreads and platters, to individual meals, we  
specialize in office and home catering for breakfast and  
lunch; and deliver anywhere in San Francisco.

### PRIVATE RENTALS

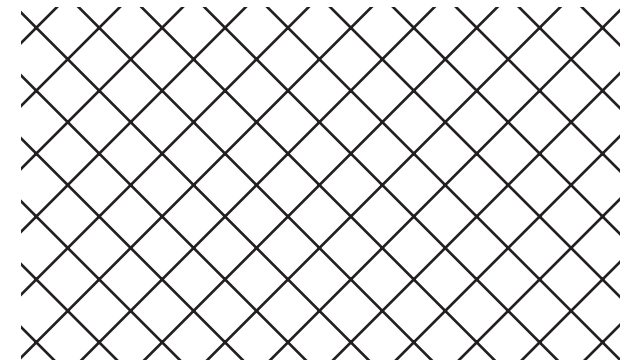
Our restaurants are available for private rental.  
We offer our entire restaurant, outdoor seating, and  
dedicated staff to service your event.

### PRIVATE AND PUBLIC EVENTS

We offer on-site event services for all types of affairs.  
With our mobile commercial kitchen, we cook and  
service grilled cheese and all of our menu items  
right before your eyes.

We offer both indoor and outdoor services  
for events as small as 40 people and up to  
10,000. We have experience serving weddings,  
office parties, corporate affairs, festivals  
and farmers markets throughout California.

For pricing and more information visit:  
[theamericansf.com](http://theamericansf.com)

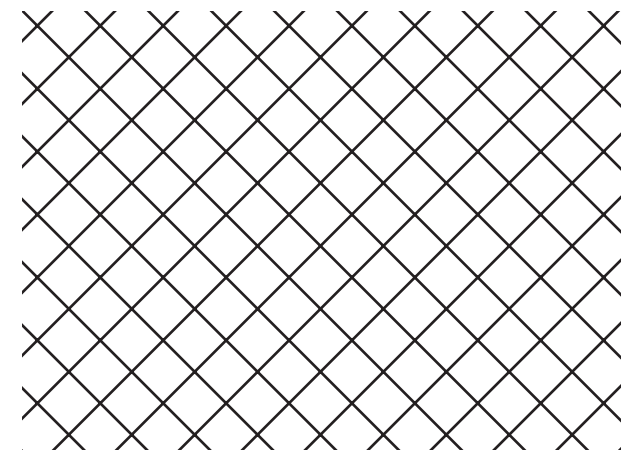


# THE AMERICAN GRILLED CHEESE KITCHEN

FOR PICKUP, DELIVERY, OR CATERING  
PLACE YOUR ORDER ONLINE AT  
[THEAMERICANSF.COM](http://THEAMERICANSF.COM)

Follow our seasonal specials:  
[@theamericansf](https://www.instagram.com/theamericansf)

ALL PRICES INCLUDE LOCAL SALES AND CITY FEES;  
WHAT YOU SEE IS WHAT YOU PAY



## BREAKFAST

AVAILABLE UNTIL 11AM, 1PM ON WEEKENDS

### BREAKFAST GRILLED CHEESE

Served with a fried cage-free egg, over-easy (scrambled or over-hard by request); on country levain

#### Classic Egg & Cheese

Tillamook cheddar, Monterey jack  
7

#### Bacon Egg & Cheese

with Zoe's applewood smoked bacon  
8

#### Ham Egg & Cheese

with Zoe's artisan cured ham  
8

#### Veggie Egg & Cheese

with tomatoes, caramelized onions, arugula  
7.5

#### Farmer's Breakfast

cheddar, Zoe's applewood-smoked bacon, roasted potatoes, chive butter  
8.5

#### Huevos Rolando

Monterey jack, seasoned tomatoes, black beans, jalapenos, chipotle butter  
8

#### Gluten Free Egg & Cheese

Tillamook cheddar, Monterey jack, on gluten-free bread  
8

## HOT BREAKFAST

#### Avocado Cheese Toast

Jarlsberg, fresh avocado, choice of bread  
6.5

#### Potatoes

seasoned & roasted  
3.5

#### Biscuit & Eggs

two fried eggs, biscuit of the day  
8

#### Fried Cage-Free Egg

any style  
2.75

#### Hot Meat

your choice - bacon, ham, turkey or chicken  
3.75

#### Two Egg Plate

two eggs any style plus your choice of hot meat or potatoes  
7

## GRILLED CHEESE

we cannot guarantee, but will do our best to accommodate substitutions or modifications

#### Mousetrap

Tillamook cheddar, Monterey jack, creamy havarti on local sourdough  
8

#### Mac n'Cheese Grilled Cheese

mac n cheese stuffed into a garlic buttered grilled cheese on sourdough  
11

#### Mushroom Gruyère

fontina, gruyere, roasted wild mushrooms, roasted potatoes, melted leeks & onions puree, thyme butter on levain  
11.5

#### Jalapeño Popper

Laura Chenel chèvre, Monterey jack, apricot-jalapeño relish on levain  
10.5

#### Mosccone

fresh mozzarella, lavender-basil pesto, olive-tapenade, tomatoes, fontina, garlic butter, on levain  
11.5

#### Club Turkey

cheddar, creamy havarti, Zoe's hickory smoked turkey, tomatoes, Sir Kensington's stone ground mustard, arugula, on sourdough  
11

#### Cubano

Monterey jack, jarlsberg, cocoa rubbed pulled pork, cured ham, stone ground mustard, bread n'butter pickles, pickled red onions, chipotle butter on levain  
13

#### Reuben

Jarlsberg, New York pastrami, Sir Kensington's stone ground mustard, housemade kraut, bread n'butter pickles, garlic butter on local rye served with housemade Russian dressing  
13

#### KIDZ Grilled Cheese

cheddar on sourdough; for kids 8 years and younger  
5.5

#### Gluten Free Grilled Cheese

Tillamook cheddar, creamy havarti, Monterey jack on gluten free bread  
8

## SALADS, SOUPS & SIDES

All salads come with housemade garlic croutons on request and your choice of dressing

#### Bamboo's Sesame Kale

kale, red pepper, jicama, fennel, red & green cabbage, currants, arugula; topped with edamame & roasted cashews, tossed in honey-sesame vinaigrette  
11 lg / 6 sm

#### Stella's Cobb

Point Reyes blue cheese, organic mixed greens, egg, organic cherry tomatoes, pickled red onions, chicken, bacon  
13 lg / 7.5 sm

#### Archie's Chicken

chicken, chèvre, organic mixed greens, red bell peppers, persian cucumbers, egg, organic cherry tomatoes  
13 lg / 7.5 sm

#### Organic Mixed Greens

tossed in champagne vinaigrette dressing  
4.5

#### Smoky Tomato Soup

crème fraîche garnish, housemade garlic croutons  
5.5

#### Soup of the Day

6.5

#### Mac n Cheese of the Day

9.5

#### Crispy Maple Brussels Sprouts\*

maple-cayenne-Meyer lemon dressing, served hot.  
add diced bacon: +1.5  
8

#### Shoestring Fries\*

4.5

#### Garlic Fries\*

6.5

#### Deli Pickle

2.5

#### Deep River Kettle Chips

3

\*Available only at Broadway location

## RED, WHITE & BLUE PLATE SPECIAL

small mousetrap & tomato soup OR organic mixed greens  
10.5

+\$1 for half of any other sandwich; +\$1 for soup of the day,  
+\$1.5 for small sesame kale salad,  
+\$2.5 for any other small salad