



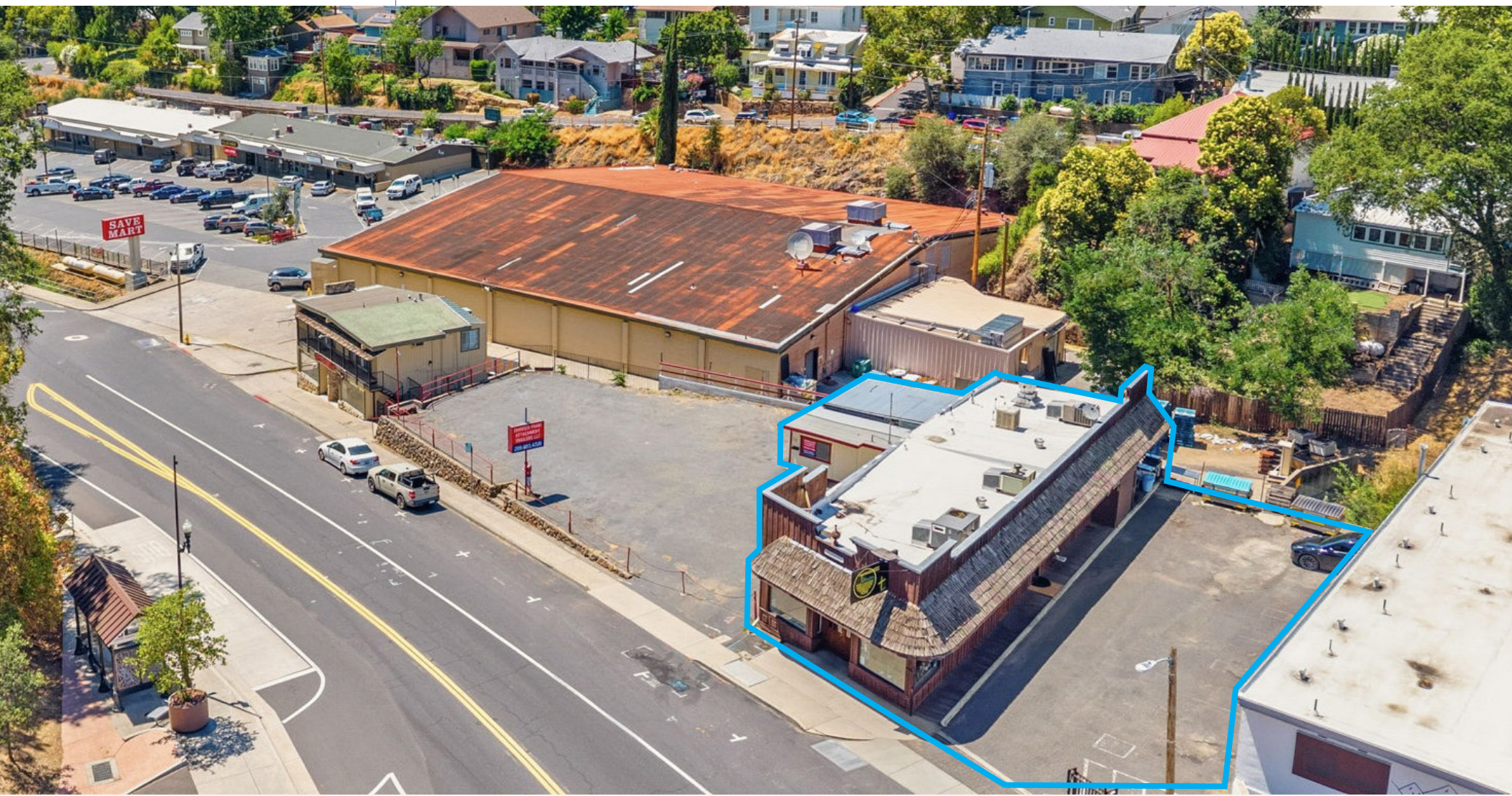
ARAGONE & ASSOCIATES
COMMERCIAL DIVISION

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64-70 W STOCKTON ST, SONORA, CA 95370

RESTAURANT BUSINESS & REAL ESTATE OPPORTUNITY

A RARE OPPORTUNITY TO ACQUIRE AN AWARD-WINNING JAPANESE RESTAURANT WITH PRIME REAL ESTATE



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**64-70 W
STOCKTON ST
SONORA, CA 95370**



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64-70 W STOCKTON ST

SONORA, CA 95370

INVESTMENT OVERVIEW

Yoshoku presents a compelling opportunity to acquire both a successful operating business and the underlying commercial real estate in a single transaction. Located in the heart of historic downtown Sonora, California, this established Japanese ramen restaurant has become a well-known dining destination with a loyal customer base, exceptional online reputation, and a proven operating history.

The offering includes a fully operational restaurant business together with an approximately 2,088-square-foot freestanding commercial building situated on a 5,183-square-foot parcel. The restaurant is offered as a true turnkey operation, complete with an extensive inventory of furniture, fixtures, and equipment (FF&E), allowing a new owner to continue operations with minimal transition.

Yoshoku has consistently generated strong annual revenues while operating only five days per week, presenting a meaningful opportunity for future growth. A new owner may capitalize on expanded operating hours, increased lunch and dinner service, online ordering, catering, private events, or additional menu offerings. The property's established reputation and operational infrastructure significantly reduce the time and capital typically required to launch a new restaurant concept.

The acquisition is well suited for owner-operators seeking an established business, hospitality entrepreneurs expanding their portfolio, investors pursuing an SBA-financed acquisition, or experienced restaurant groups looking to enter the growing Sierra Foothills market through an existing, highly regarded brand.





PROPERTY HIGHLIGHTS

COMBINED OFFERING: BUSINESS AND COMMERCIAL REAL ESTATE AVAILABLE IN ONE ACQUISITION

TURNKEY OPERATION: FULLY EQUIPPED RESTAURANT WITH EXTENSIVE FF&E INCLUDED

ESTABLISHED BRAND: WELL-KNOWN JAPANESE RAMEN RESTAURANT WITH FOLLOWING

SBA FINANCING POTENTIAL: WELL-POSITIONED FOR QUALIFIED SBA-FINANCED BUYERS

PRIME DOWNTOWN LOCATION: SITUATED IN THE HEART OF HISTORIC SONORA

OWNER-USER OPPORTUNITY: DEAL FOR OWNER-OPERATORS, HOSPITALITY ENTREPRENEURS, OR RESTAURANT GROUPS

PROPERTY DESCRIPTION

Total Offering Price: \$950,000

Business: \$399,500 | Real Estate: \$550,500

PROPERTY

PROPERTY ADDRESS	64-70 W STOCKTON ST, SONORA, CA 95370
APN / PARCEL ID	001-280-010-000
ZONING	C2
YEAR BUILT	1965
BUILDING AREA	~2,088 SF
LOT SIZE	~5,183 SF
LIST PRICE	\$950,000

Yoshoku represents a rare opportunity to acquire an established restaurant with demonstrated operating performance while simultaneously securing ownership of the underlying real estate. The combination of an award-winning local brand, turnkey operations, and a well-located commercial asset creates an attractive investment with both immediate cash flow potential and long-term appreciation prospects.





BUSINESS OVERVIEW

Yoshoku is a well-established Japanese restaurant (ramen, boba, poke, and signature plates) operating in downtown Sonora for over 9 years with a loyal local customer base and strong reviews (high 4.6–4.9 stars on Yelp and Tripadvisor; 4.7 stars on Google with 506 reviews) - Established 2017.

Financial Snapshot

YEAR	GROSS REVENUE (Seller-Reported)	OPERATING
2023	\$714,603	6 DAYS / WEEK
2024	\$600,558	5 DAYS / WEEK
2025	\$567,369	5 DAYS / WEEK

Ranked #1
Ramen Restaurant in
CTR California (google)

Top 100
Ramen Spots in
California (yelp)

NDA needed to review full financials

Key Assets & Equipment

The sale includes a full turnkey FF&E package. Major items include:

- Ice maker, dishwasher, two ranges, ramen noodle cooker, rice cookers, air fryers, and microwaves
- Multiple refrigerators and freezers (boba, soda, upright, and chest units)
- Sandwich/prep tables, blenders, sealer machine, and POS system
- 11 security cameras (app-accessible with 4 days of recording storage)
- Tables & chairs, shelving, pots & pans, and miscellaneous equipment

Additional inventory valued at \$9,000 – \$12,000 is also included.

Recent Improvements (Since 2021 purchase of building)

- HVAC system repairs and replacement of aging parts
- Kitchen electrical panel upgraded with additional conduits
- 11 new security cameras installed
- Dining tables replaced

Operations

- Currently open Tuesday – Saturday, 11:00 AM – 7:30 PM
- 8 dedicated parking spaces (1 handicap + 7 standard)



SCAN QR CODE
TO VIEW VIDEO













HISTORIC DOWNTOWN SONORA, CA

Yoshoku benefits from exceptional visibility and walkability along West Stockton Street, just steps from Washington Street, the city's primary retail and dining corridor. The surrounding district features boutique shopping, locally owned restaurants, entertainment venues, professional offices, hotels, and year-round community events that attract both residents and visitors. Downtown Sonora remains the region's primary gathering place and tourism hub, generating consistent pedestrian activity throughout the year.

Beyond its resident population, Sonora serves as the economic hub for more than 54,000 residents throughout Tuolumne County. While the city itself has fewer than 5,000 residents, its daytime population expands to approximately 22,000 to 25,000 people as commuters, shoppers, government employees, and tourists converge on the downtown area each day.

The region is also one of Northern California's premier tourism destinations. Visitors are drawn year-round to nearby Yosemite National Park, Columbia State Historic Park, Dodge Ridge Mountain Resort, Pinecrest Lake, and the Sierra Nevada recreation corridor. This steady flow of tourism creates a diversified customer base that extends well beyond the local population and supports a strong hospitality and restaurant market.

Strategically located along State Highways 49, 108, and 120, Sonora provides convenient regional access to Sacramento, California's Central Valley, and the San Francisco Bay Area. This accessibility, combined with the city's role as the county seat and commercial center, continues to support stable business activity and long-term investment appeal.

DEMOGRAPHIC ANALYSIS BY RADIUS

64-70 W Stockton St, Sonora, CA 95370

Population and Household

Population	1 Mile	3 Miles	5 Miles	10 Miles
Population	4,467	13,397	22,770	39,878
Employment	6,517	11,768	15,458	19,333
Buying Power	\$148.3M	\$473.2M	\$764.9M	\$1.4B
5 Yr Growth	-1.9%	0.9%	-1.7%	-2.3%
College Graduates	26.0%	25.2%	24.0%	24.2%
Household				
Households	2,049	5,937	9,898	16,803
5 Yr Growth	-4.8%	-5.0%	-5.3%	-5.1%
Median Household Income	\$72,401	\$79,710	\$77,275	\$81,965
5 Yr Forecast	\$74,588	\$84,620	\$80,155	\$84,368
Average Household Income	\$97,561	\$105,175	\$102,103	\$104,708
5 Yr Forecast	\$100,940	\$108,839	\$104,659	\$107,068
% High Income (>\$75K)	49%	51%	51%	53%
Housing				
Median Home Value	\$424,576	\$439,623	\$448,464	\$441,483
Median Year Built	1971	1977	1979	1979
Owner / Renter Occupied	45% / 55%	60% / 40%	65% / 35%	71% / 29%

Spending Demographics

	1 Mile		3 Miles		5 Miles	
Total Food and Alcohol	\$17.2M	27.79%	\$51.9M	26.70%	\$86.9M	26.15%
Food At Home	\$8.9M	14.42%	\$26.9M	13.86%	\$45.5M	13.71%
Food Away From Home	\$7.1M	11.46%	\$21.4M	11.01%	\$35.5M	10.68%
Alcoholic Beverages	\$1.2M	1.92%	\$3.6M	1.83%	\$5.9M	1.76%





SURROUNDING COMMUNITIES



1

SONORA



2

MODESTO



3

STOCKTON



4

SACRAMENTO





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