

Bow Wow

313 SR 179 A-14, Sedona | Arizona



Offering Memorandum

Business asking price:

\$120,000 including inventory

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Bow Wow, located at 313 SR 179 A-14 (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.



Bow Wow

Step into “your best friend’s favorite shop”, Bow Wow, a high-end pet boutique nestled in Sedona, Arizona’s renowned Tlaquepaque Arts and Crafts Village. This well-established business caters to both loyal locals who love to spoil their furry family members and the more than 3 million annual visitors to Sedona.

Bow Wow offers a curated selection of toys, gourmet treats, health supplements, one-of-a-kind beds, outdoor gear, and the finest in pet apparel for all sizes. The owner’s passion for the store is evident, extending beyond the shelves as Bow Wow actively sponsors local pet events, delighting visitors of the heavily visited Tlaquepaque Shopping Village.

Highlights:

- Located in the famed Tlaquepaque Arts and Crafts Village in Sedona, AZ
- Well-established business with a loyal local customer base and significant tourist appeal
- Integral part of the community, sponsoring local pet events
- Significant potential for growth through the development of a direct-to-consumer website and expansion into e-commerce
- Inventory included in the sale price and has an estimated retail value of \$212,000

If you’re a pet lover with a passion for animals, Bow Wow presents an exceptional opportunity to own a thriving business in a prime location.

Business Summary



Tlaquepaque Arts and Crafts Village

Bow Wow occupies a leased retail space within the famed Tlaquepaque Arts and Crafts Village in Sedona, Arizona. This prime location places it in a high-traffic area, drawing both loyal local customers and the millions of visitors who come to Sedona annually. The village itself is known for its unique shops, restaurants, and galleries, creating a vibrant commercial environment.

Tlaquepaque Arts and Crafts Village is authentically fashioned after a traditional Mexican village, featuring vine-covered stucco walls, cobble-stoned walkways, and magnificent arched entryways, creating a unique and inviting atmosphere for visitors. Bow Wow is an integral part of this vibrant community and participates in many local events sponsored by the village.

The village, established in the 1970s, has been a Sedona landmark and features over 50 galleries and shops, bordered by superb restaurants. Given its strategic location and the village's status as a top Sedona attraction, the leased facility offers significant advantages for a retail business.

Leased Location



Sedona, Arizona

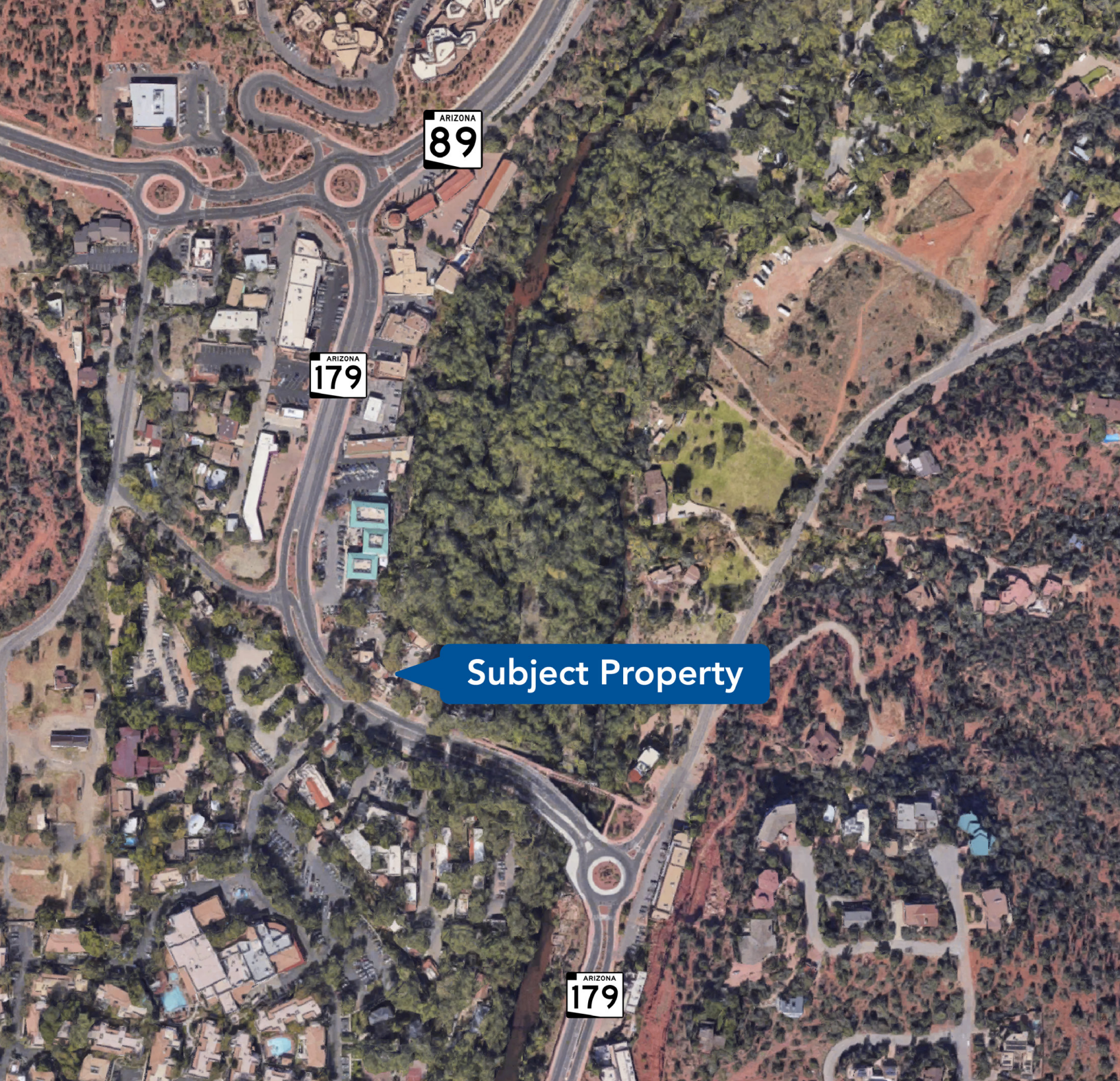
Sedona, Arizona, nestled amidst the stunning red rock formations and pine forests, is a world-renowned tourist destination. Annually, the city attracts over 3 million visitors, drawn by its breathtaking landscapes, vibrant arts and culture scene, and opportunities for outdoor recreation. Recent data indicates a notable increase in high-income visitors, with 25% of tourists coming from households earning over \$250,000 annually, signifying a growing demographic of affluent travelers.

The city's economy is heavily dependent on tourism, which accounts for 77% of Sedona's sales tax collections and contributes significantly to the local economy, generating over a billion dollars in annual economic impact and supporting around 10,000 jobs. Beyond its natural beauty, Sedona offers a diverse range of attractions,

including world-class resorts, unique shops, art galleries, and spiritual and metaphysical offerings. Popular activities include hiking, mountain biking, jeep tours, and exploring famous sites like the Chapel of the Holy Cross and the Tlaquepaque Arts and Crafts Village.

Sedona's commitment to sustainable tourism is evident, with efforts to manage visitor impact and enhance the experience for both tourists and residents. While the city's population is relatively small, around 9,770 people with a median age of 59, the continuous influx of visitors, including a substantial number of Arizona residents and a growing international segment, creates a strong and consistent customer base for local businesses. The emphasis on outdoor activities, arts, and cultural festivals further contributes to a thriving and dynamic market.

Market Overview



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