

FOOD VENDOR COMPARISON TABLE – TRAIN STATION (October 14, 2025)

#	Description	Everytable	Nine Eight Five Coffee
1	Café Size	850 sf	850 sf
2	Contact Person	Bob Dooley	Abraham Morales
3	Number of Stores	40	1
4	Café Concept	Fresh Grab & Go	Causal Sit-down
5	Food Offerings	Salads, Sandwiches, Wraps, Bowls, Burritos, Vegetarian, Vegan	Pastry, Sandwiches, Burritos
6	Drink Offerings	Gourmet Coffee, Press Juices, and other Health Drinks	High Quality Espressos, Coffee, Tea and Specialty Lattes
7	Price Range	\$2.45 to \$10.00	\$3 to \$14.00
8	Order Option	POS, On-Line (pick-up or delivery)	POS, On-Line (pick-up or delivery)
9	Catering	Yes – Ordering Platform	Yes
10	Marketing	On-line Platforms/Digital, Radio, and Billboards.	On-line Platforms
11	Proposed Hours of Operation	M – F: 6:00a to 6:00p Sa – Su: 8:00a to 2:00p (flexible-times will vary by traffic level)	M-F: 6:00a to 6:00p Sa-Su: 8:00a to 4:00p
12	Capital Investment	\$200,000 (maximum) (4-year amortized item)	\$40,000 to \$55,000
13	Initial City Lease Term	One (1) Year with Three (3) – One-Year Options Security Deposit \$3,500 Utilities - Percentage	One (1) Year with Three (3) – One-Year Options Security Deposit \$3,500 Utilities - Percentage
14	Proposer Lease Term	4-Years Rent Offset until Capital Improvement are Paid-off. Commission Rent Payment: Total Sales: \$500,000 to \$1M, Commission is 7% of total sales. Total Sales: \$1M, Commission is 10% of total sales.	5-Years with one (1) Three-year Option \$1,500 with annual increase of 3%
15	Proposer Rent Abatement	See No. 14	Three (3) months
16	Reporting/ Transparency	Monthly Reporting/City Finance Department review	Monthly Invoice/City Finance Department review
17	Employees	1 @ Low; 2 @ Med; 3 @ High Demand	2 FT and 8 PT (2 shifts)
18	Signage	Yes - window	Yes – window
19	Seating	Few tables	Tables in remaining interior area