

Request for Proposals for a Food & Beverage Operator for Studio Villages/Hub North

Issued by Landlord: Hospitality Hub of Memphis

Location of Operation: [777 Firestone Ave. Memphis, TN 38107](#)

Proposal Due Date: June 30, 2025

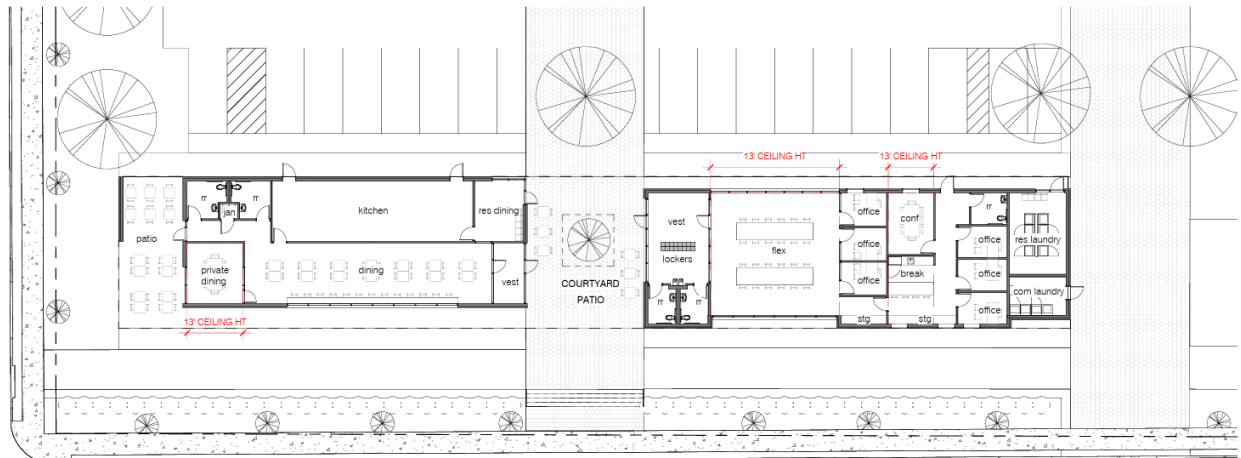
Introduction

Hospitality Hub of Memphis is seeking proposals from qualified food and beverage operators to lease and operate a 2,800 sq. ft. restaurant building at Hub North, a 60-unit housing community to provide shelter and services to families who have experienced homelessness. The selected operator will provide high-quality food services to residents and the public in alignment with the Hospitality Hub's mission.

Project Goals

- Fully and independently open and operate a commercially viable restaurant, cafe, and/or catering/training kitchen.
- Provide affordable food options for Studio Villages residents.
- Foster community engagement and employment/training opportunities.
- Maintain a sustainable, socially responsible business model.

Site Overview



[NW Corner of 777 Firestone Ave, Memphis, TN 38107](#)

Size: 2,800 rentable sq. ft.

Intended Use: Restaurant, catering, and/or training kitchen

Delivery Estimate: Q3 2026

Proposed Lease Terms:

- 60-month initial term with two five-year renewal options.
- Base rent of \$15/sf with 3% annual increases.
- Tenant responsible for pro-rata operating expenses.
- Tenant signage contribution: \$5,000 from Landlord.
- Security deposit: First and last month's rent.
- Landlord provides a \$25/sf tenant improvement allowance for improvements beyond vanilla box.
- No FF&E included in delivered space.
- Additional TIA available to be amortized over the lease term.
- Landlord reserves right to select and manage contractors to the selected tenant's requirements. Any tenant preferences will be considered.

Proposal Requirements

Interested parties should submit proposals that address the following:

1. Business Concept & Vision
 - a. Description of the proposed restaurant/catering model.
 - b. Target customer base (residents, public, catering clients, etc.).
 - c. Alignment with [Studio Villages](#)' mission.
2. Operational Plan
 - a. Menu concept (sample menu preferred).
 - b. Staffing plan (including potential employment/training opportunities for residents).
 - c. Hours of operation.
 - d. Sustainability and food waste management approach.
3. Experience & Qualifications
 - a. Operator's background in food & beverage operations.
 - b. Previous experience in socially responsible or community-focused businesses.
4. Financial Proposal
 - a. Proposed rent structure and willingness to accept outlined lease terms.
 - b. Proposal for affordable meals for residents.
 - c. Requested improvements beyond the provided allowance.
 - d. Proposed sources of funding.
5. Community Engagement & Impact
 - a. Strategies for integrating with the Studio Villages community.
 - b. Training or employment opportunities for residents.

Selection Criteria

Proposals will be evaluated based on:

- Strength of business concept and operational feasibility.
- Experience and qualifications of the operator.
- Financial viability and lease term acceptance.

- Community engagement and alignment with the mission.

Submission Instructions

Proposals should be submitted no later than June 30, 2025 to:

Hospitality Hub of Memphis
food@november6investments.com

Please send all questions to food@november6investments.com