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DEMAKES FAMILY YMCA CAFÉ RENTAL REQUEST FOR PROPOSAL

- A. Background: The Demakes Family YMCA (“the YMCA”) invites the submission of proposals by qualified persons and businesses to operate a full-time food and beverage service venue at its space called “The Café” located inside our Demakes Family YMCA facility at 40 Neptune Blvd., Lynn, MA 01902. The Café is located in the YMCA’s first-floor lobby.

The YMCA services approximately 1000 guests daily, and also receives additional guests visiting our Community Space area (located directly across from The Café).

The commercial space available for lease is comprised of two areas: (1) the lobby café’ area and (2) the preparation and storage area (located directly behind the lobby café area). There is also a designated café seating area. The preparation and storage area also includes use of its commercial grade kitchen equipment that is primarily used for Café and catering services. The lobby café space and the preparation and storage space is approximately 1,025 sq. ft. The Café operator will have access to The YMCA’s commercial kitchen for preparation and cooking needs; however, the YMCA reserves the right to use, program and rent to others.

- B. Hours of Operation:
- a. Demakes Family YMCA peak times – to be discussed and mutually agreed upon.
- C. Rent:
- a. Tenant will pay a flat monthly rental payment of \$1,000 during Year 1.
- D. Objectives: The YMCA will seek proposals to fulfill the following objectives.
- a. To identify a professional person or organization with the ability and experience to operate and manage a full-service food and beverage Café in The YMCA’s Café space.
 - b. To support and create a thriving gathering place for the YMCA members and community.
 - c. To have the Café space be a revenue source for both The YMCA and the Café Operator.
 - d. The YMCA promotes the health and well-being of all. Therefore, the menu must represent these efforts of improving the health of the community. Soda, candy, etc. will not be permitted for sale.
- E. Proposal Deadline: Respondents must complete the “Respondent’s Proposal and Qualifications Questionnaire” and submit their proposal by email no later than 5 pm on Friday, February 14, 2025 to Karina Teixeira kteixeira@metronorthymca.org and Lisa Ferraro lferraro@metronorthymca.org. All proposals must be clearly marked “Proposal for Lobby Café Lease” in the subject line. Late proposals will be rejected.