



# AMBERDO

CAFE & BAKERY

ESTD 2024





# Amberdo;

## Where Experience Meets Structure

Amberdo was founded in Vancouver with a clear vision: to create a café brand that blends a warm, human-centered experience with a structured and scalable business model. The name Amberdo is inspired by two concepts Amber, symbolizing warmth, authenticity, and natural energy, and Do, representing action, experience, and living in the present moment. Together, they reflect a philosophy rooted in mindful presence, connection to nature, and real, sensory experience. Built on thoughtful design and quality-driven products, Amberdo goes beyond being a place to purchase coffee; it is designed as a consistent, repeatable café concept that integrates naturally into urban environments while meeting the operational demands of high-cost markets.

From an operational and economic perspective, Amberdo cafés are engineered for efficiency.

The workflow, menu structure, and spatial layout are intentionally designed so that daily operations per shift can be effectively managed by a single staff member, reducing labor dependency without compromising service quality. While inviting customers to pause, experience, and live in the moment, Amberdo operates with clear standards, holds active Better Business Bureau (BBB) accreditation, and maintains strong customer trust positioning the brand as a reliable, investment-ready café concept built for sustainable expansion.



# The Story of Amberdo



## 2023

### Where the Vision Took Shape

Amberdo was founded with a clear vision: to create a warm, authentic, and customer-centric café experience that genuinely reflected the spirit and lifestyle of Vancouver.



## 2024

### The First Flagship on West Broadway

The opening of our West Broadway location marked the brand's first physical expression defined by natural design, a thoughtfully curated menu, a passionate team, and coffee that quickly became part of everyday conversations.



## 2025

### Structured Growth & Brand Expansion

As the brand gained strong recognition and loyalty, Amberdo entered a new phase of growth focused on structure, standardization, and comprehensive training. This evolution allowed like-minded partners to join the brand and deliver a consistent, high-quality café experience. This momentum led to the opening of multiple additional locations across Kitsilano, North Vancouver, Davie Street, Bute Street, and West Georgia, establishing Amberdo as a growing presence within Vancouver's urban landscape.



## 2026

### Scaling the Future

In 2026, Amberdo is actively developing over 18 café locations, reflecting the brand's transition from a local success story to a scalable, system-driven café concept designed for long-term expansion.

Today, Amberdo is more than a local café. It is a brand thoughtfully expanding toward a global future while remaining deeply rooted in its Vancouver origins.



## Our Current Locations

### AmberdoCafe Branches



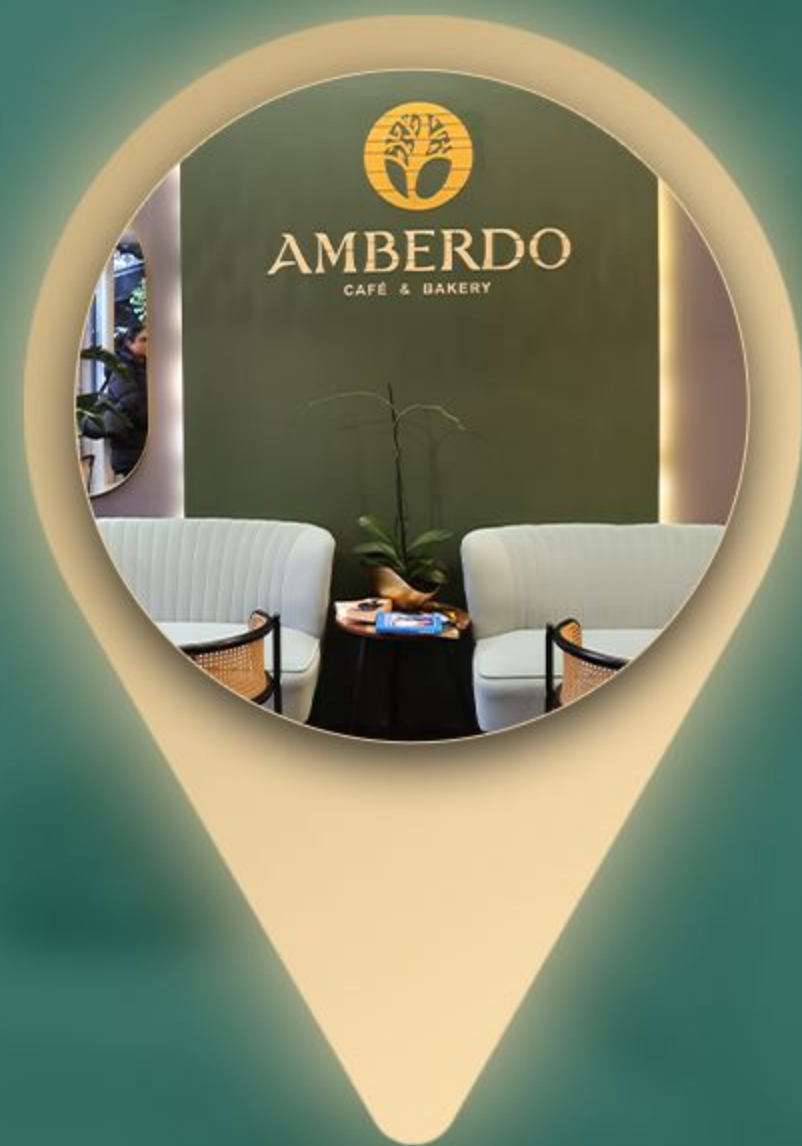
• Main Branch (Kitsilano)  
2678 W 4th Ave, Vancouver, BC V6K 1PK



• North Vancouver Branch  
1089 Roosevelt Crescent, North Vancouver, BC V7P 1M4



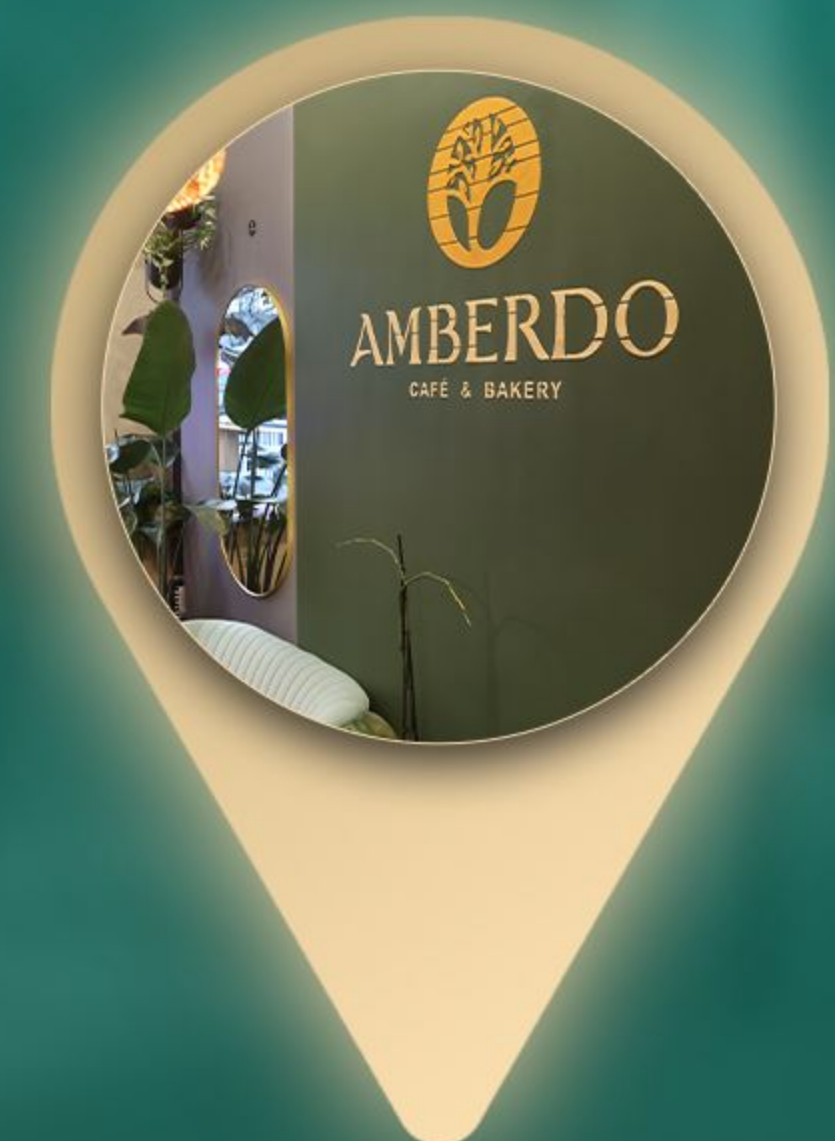
• Davie Street Branch  
1105 Davie Street, Vancouver, BC V6E 1N2



• Bute Street Branch  
1209 Bute Street, Vancouver, BC V6E 1Z4



• Broadway Branch  
3341 W Broadway, Vancouver, BC V6R 2B1



• Georgia Branch  
1322 W Georgia St, Vancouver, BC V6E 3M5, Canada



# Coming Soon Locations



1. 508 Richards St, Vancouver, BC V6B 3A2



2. 146 W Cordova Street, Vancouver, BC



3. 1306 Burrard St, Vancouver, BC V6Z 2B8

And more than \_\_\_\_\_  
**26 locations** by the end of **2026**



# WHY AMBERDO?

Because Amberdo removes risk not just sells a brand.

## 1. End-to-End BDC Financing Support At No Cost

Amberdo manages the entire BDC loan application process from start to finish, at no cost to the investor. This includes preparation, coordination, and submission of all required documentation, ensuring a streamlined and compliant financing process with the Business Development Bank of Canada (BDC).

## 2. Cross-Border Property Offset, Fully Structured Under Canadian Law

Amberdo offers the ability to offset property assets located in various jurisdictions worldwide against a café operation in Canada. All structures are executed strictly in accordance with Canadian financial, legal, and administrative regulations, and are handled through a professional team of Canadian commercial lawyers to ensure transparency, compliance, and investor protection.

## 3. Direct Amberdo Financing Support of Up to CAD 50,000

Qualified investors may be eligible for direct financing support from Amberdo of up to CAD 50,000, designed to help complete the total investment requirement and support a smoother launch phase

## 4. True Turn-Key. Not a License.

Amberdo does not hand you a logo and wish you luck.

We deliver a fully built, licensed, staffed, and operational café, managed by our central team during the most critical early phase.

You step into a running business — not a learning curve.

## 5. Built for Investors, Not Just Operators

Amberdo is structured so that you do not need café experience.

- Systems are standardized
- Operations are managed centrally at launch
- Financials are monitored and optimized

This is why silent partners and first-time investors choose Amberdo.

## 6. Location Strategy, Not Guesswork

Most café failures start with a bad lease.

Amberdo:

- Screens locations financially and operationally
- Negotiates leases strategically
- Avoids over-saturated café zones

We protect you before the contract is signed.

## 7. Brand Power Without Franchise Chaos

Amberdo operates under a controlled expansion model.

- Limited locations
- Brand-standard design & execution
- Central oversight

Growth without dilution.

## 8. Six Months of Active Management Included

Most brands disappear after opening day.

Amberdo stays:

- Daily operational involvement
- Financial management & reporting
- Performance optimization

This is where profitability is created.

## 9. Premium Positioning in a High-Demand Market

Amberdo is a premium daily-dining café, designed for:

- Coffee culture
- Bakery & light meals
- High-frequency customers

Not a trend. A repeat-purchase business.

## 10. Built With a Long-Term Exit in Mind

Amberdo locations are structured to be:

- Transferable
- Sellable
- Scalable

You're not buying a job. You're building an asset. Amberdo is not a café franchise. It's a fully managed business platform.



CHOOSE YOUR AMBERDO MODEL

AMBERDO – INVESTMENT SNAPSHOTS

Minimum investment figures are indicative and subject to location, lease terms, and final scope.

MODEL 1:	TAKE AWAY CAFÉ
Minimum Investment:	\$150,000
Profile:	<div>Low-risk entry High-traffic takeaway model Concept Overview</div> <ul style="list-style-type: none"><li>• Under 16 seats</li><li>• No hood required</li><li>• Compact footprint</li><li>• Grab-and-go focused</li></ul>
Investment Snapshot:	<ul style="list-style-type: none"><li>• Minimum Investment: \$150,000</li><li>• Setup Complexity: Low</li><li>• Opening Timeline: Fast</li><li>• Operating Costs: Low</li><li>• Staffing Requirement: Minimal</li></ul>
Performance Character:	<ul style="list-style-type: none"><li>• High transaction volume</li><li>• Lower average ticket</li><li>• Strong cash flow in busy locations</li></ul>
Comparable Amberdo Locations Similar in scale and structure to Amberdo Bute branch	
Why This Model Works	<ul style="list-style-type: none"><li>• Lowest capital exposure</li><li>• Fastest path to opening</li><li>• Ideal for dense urban zones</li></ul>





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MODEL 2:	DINING CAFÉ
Minimum Investment:	\$250,000
Profile	Balanced investment Proven dine-in success
Concept Overview	<ul style="list-style-type: none"><li>• 16–40 seats</li><li>• Class 1 hood</li><li>• Breakfast &amp; light meal service</li><li>• Full dining café experience</li></ul>
Investment Snapshot	<ul style="list-style-type: none"><li>• Minimum Investment: \$250,000</li><li>• Setup Complexity: Medium</li><li>• Opening Timeline: Moderate</li><li>• Operating Costs: Medium</li><li>• Staffing Requirement: Standard café team</li></ul>
Performance Character	<ul style="list-style-type: none"><li>• Higher average order value</li><li>• Strong repeat customer base</li><li>• Balanced dine-in &amp; takeaway sales</li></ul>
Comparable Amberdo Locations: West Broadway / Kitsilano	
Why This Model Works	<ul style="list-style-type: none"><li>• Strong brand visibility</li><li>• Higher ticket size</li><li>• Proven performance model</li></ul>





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MODEL 3:	CAFÉ & BAKERY
Minimum Investment:	\$350,000
Profile	High-capacity hub Multi-revenue business
Concept Overview	<ul style="list-style-type: none"><li>• 16+ seats</li><li>• Larger footprint</li><li>• Wheelchair-accessible washroom (required)</li><li>• Full bakery + café under one roof</li></ul>
Production & Operations	<ul style="list-style-type: none"><li>• High-level ventilation system</li><li>• Industrial cooking &amp; deep frying</li><li>• Full pastry &amp; bakery production</li><li>• Capacity: Up to 300 pastries per day</li><li>• Can supply minimum 2 Amberdo locations</li></ul>
Investment Snapshot	<ul style="list-style-type: none"><li>• Minimum Investment: \$350,000</li><li>• Setup Complexity: High</li><li>• Opening Timeline: Extended</li><li>• Operating Costs: Higher</li><li>• Staffing Requirement: Expanded team</li></ul>
Performance Character	<ul style="list-style-type: none"><li>• Café retail revenue</li><li>• Bakery production revenue</li><li>• Internal &amp; external distribution</li><li>• Multiple income streams</li></ul>
Comparable Amberdo Locations: Richards / West Cordova	
Why This Model Works	<ul style="list-style-type: none"><li>• Two businesses in one</li><li>• Scalable production hub</li><li>• Highest long-term asset value</li></ul>



\* Amberdo investment models are designed to match capital level, location potential, and growth strategy.



# What Are Our Services?

## Amberdo Turn-Key Franchise Services From Contract to Cash Flow

Amberdo delivers a true end-to-end café business, designed for investors and operators who want results not headaches.





# AMBERDO INVESTMENT MODELS – OVERVIEW

MODEL	Cost Level	Operational Complexity	Monthly Sales Potential	Best Use Case
Take Away Café	\$150.000+	Medium	\$18,000 – \$23,000	High-traffic streets, urban cores, first-time investors
Dining Café	\$250.000+	Medium	\$25,000 – \$40,000	Neighborhood hubs, destination cafés, dine-in focused areas
Café & Bakery	\$350.000+	High	\$40,000+	Flagship locations, production hubs, multi-unit strategy

The financial figures presented above are based on operational data and average performance of comparable cafés within a similar investment range, as well as typical market conditions, and are provided for analytical and illustrative purposes only. These figures do not constitute a guarantee of revenue, profit, or financial performance. Actual results may vary due to factors beyond the brand’s control, including but not limited to macroeconomic conditions, market fluctuations, regulatory changes, regional limitations, local competition, unforeseen events, and force majeure circumstances.

While Amberdo provides a structured operating model, training, and ongoing support, the financial performance of each location may differ depending on external market conditions and the specific environment in which the café operates. The purpose of this information is to support transparency and assist prospective investors in making informed business decisions.



# APPLICATION & APPROVAL PROCESS

## INITIAL APPLICATION

### Step 1 — Initial Application

Interested candidates begin the process by submitting a brief application outlining their general background, investment capacity, and preferred market. This step allows both parties to assess initial alignment.

## INTRODUCTORY REVIEW & MEETING

### Step 2 — Introductory Review & Meeting

After reviewing the application, the Amberdo team schedules an online or in-person meeting to discuss expectations, brand fit, financial structure, and the Amberdo operating model.

## CAFÉ MODEL SELECTION (CHOOSE FROM 3 AMBERDO MODELS)

### Step 3 — Café Model Selection

Based on the applicant's operational capability, level of involvement, personal interest, and investment capacity, one of Amberdo's three café models is selected. This decision defines the overall framework of the collaboration and the project's development path.

## FINANCIAL & STRUCTURAL ASSESSMENT

### Step 4 — Financial & Structural Assessment

Following the selection of the café model, a high-level financial and structural review is conducted. This includes capital structure, available financing options (including BDC loan support), and overall feasibility within the Amberdo system.

## FINAL APPROVAL & AGREEMENT EXECUTION

### Step 5 — Final Approval & Agreement Execution

Upon final mutual alignment, approval is granted and agreements are executed. The project then moves into a structured development and launch phase under Amberdo's central management.

## DEVELOPMENT & LAUNCH PHASE

Amberdo is built on public trust  
verified by customers, recognized by institutions.

Brand Trust & Public Reputation

Amberdo's growth is supported by verified public trust and operational credibility not marketing claims.



# Public Reviews & Customer Feedback

- Consistently 5-star Google reviews across Amberdo locations
- Strong repeat-customer base driven by service quality and product consistency
- Transparent, public-facing feedback with no review manipulation

**Our reputation is built in public and visible to everyone**



Naser Mohammadzadeh  
4 reviews · 5 photos

★★★★★ 2 months ago

I recently visited this café and absolutely loved it! The atmosphere is cozy and welcoming — perfect for relaxing, studying, or catching up with friends. The staff were friendly and attentive, making sure everything was just right.



Maria K  
Local Guide · 93 reviews · 346 photos

★★★★★ a month ago

Great addition to the neighborhood! Small and cozy cafe, very welcoming service. Tried hot chocolate - it's great, haven't tried pastries or sandwiches- but they looked good, next time!



Moj Noroozi  
Local Guide · 358 reviews · 5,239 photos

★★★★★ 4 months ago

Really enjoyed this place! coffee was good and pastries were fresh and delicious. The space is beautifully designed, and the Kitsilano neighborhood makes it even more special. The staff were super friendly and welcoming. I'll definitely come back and highly recommend this café. [More](#)



Sharon Campbell  
Local Guide · 159 reviews · 152 photos

★★★★★ یک ماه قبل

A nice couple runs this cafe together and they were very warm and welcoming. The chai latte and pistachio croissant was delightful. They have a 2 tables and a bar area that you can sit at. Overall nice ambiance and would return.



Rizalina Dumanog  
۱ مرور ۳۰ عکس

جدید ۳ هفته قبل ★★★★★

I absolutely love the ambiance here! It's the perfect setting to enjoy a cup of coffee. The pistachio chocolate croissant and blueberry pastry are simply delicious—definitely a must-try! 🌟☕🍰😊❤️



Lucy Animator  
Local Guide · ۱۳۱ مرور ۴۵۷ عکس

جدید ۲ هفته قبل ★★★★★

I like it! It's cozy and the staff very friendly. The decoration is lovely and the sandwich I ordered was really good, with olives in the bread. The coffee tasted well as well.





# BBB Accreditation

- Officially recognized by the Better Business Bureau (BBB)
- Commitment to ethical business practices, transparency, and accountability
- Independent third-party credibility beyond self-claimed standards

**Trust verified by an external authority**





If you'd like to join our growing family, schedule a free café tour and consultation and experience our complimentary advisory services



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