

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

**TORTILLA FACTORY WITH THE PROPERTY IN CENTRAL
ORANGE COUNTY**



#25003ST

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DESCRIPTION:**Business Summary – Thriving Tortilla Factory with Real Estate – Prime Orange County Location**

An exceptional opportunity to acquire a **fully operational tortilla manufacturing business** with real estate, located in the heart of **Orange County, California**. This established operation offers everything a new owner needs for immediate and long-term success, including a **solid base of long-term wholesale accounts, multiple delivery vehicles, and a loyal, experienced team** in place.

Included in the sale is the property itself, spanning over **4,000 square feet**, encompassing production space, storage, office areas, and dedicated parking. Owning the real estate eliminates the headaches of rent increases, lease negotiations, and security deposits, giving the buyer full control and the added benefit of building equity while operating the business.

Key Highlights:

- **Prime Location:** Centrally situated in Orange County with easy access to major distribution routes.
- **Real Estate Included:** Over 3600 SF facility including production area, office space, storage, and ample parking.
- **Established Wholesale Accounts:** Over 90 long-term relationships with consistent ordering history.
- **Fleet of Delivery Vehicles:** Reliable and maintained vehicles for efficient distribution.
- **Skilled & Loyal Staff:** A trained team with years of experience ensures continuity and smooth operations.
- **Taqueria:** The storefront is a small Taqueria business for the new owner to operate but it is not in use at this time.
- **Well-Maintained Equipment:** All production equipment is in excellent condition, supporting efficient and scalable output.

This is a **rare turnkey investment** ideal for food industry operators, strategic buyers, or investors looking to own both a profitable business and the appreciating property it sits on. With a stable foundation, loyal clientele, and real estate ownership, a buyer can control their future without the risks of leasing, making this a powerful opportunity in one of Southern California's most desirable markets.

LEASE		BUILDING INFO.	
Monthly Rent:	New mortgage	Square ft:	1872+800+800
Expiration:	25 yr loan	Lot size:	6244 sf
Options:	N/A	Patio:	No
Deposit:	N/A	Hours of Operation:	9-6 P.M.

OPERATIONS		FINANCIALS	
Years established:	30+ yrs	Monthly sales:	\$160K
No. of employees	10	Monthly cash flow:	\$16k+
Monthly payroll:	\$22k	Annual Sales:	\$1.9M+
Absentee run:	Semi-absentee	Annual Revenue:	\$200k+

PRICE: Call for pricing. Submit offers to Steve@PacificRB.com with Proof of Funds, or call (949) 427-0414

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