

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

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DESCRIPTION:**Buyer Requirements**

This offering is available to qualified buyers only. Prior to the release of confidential information and execution of a Non-Disclosure Agreement (NDA), interested parties must provide a detailed personal and/or entity financial statement, proof of funds, and evidence of prior experience operating high-end dining concepts and high-volume restaurant operations. Ownership reserves the right to approve all prospective buyers.

Business Summary

This well-established American cuisine restaurant with a full bar has been a cornerstone of its market for nearly 20 years. Known for its broad and approachable menu, the restaurant features high-quality steaks, fresh seafood, and popular Midwest specialties, including ribs and BBQ, alongside thoughtfully developed vegetarian options that appeal to a wide range of guests. The concept has built a loyal customer base and a strong reputation for consistency, quality, and value.

Financial performance is solid and trending upward, with year-over-year sales growth and 2025 revenues exceeding \$4.2 million. The business generates annual profits of over \$600,000, demonstrating strong operational efficiency and dependable cash flow.

Despite its success, the restaurant presents significant upside potential for a new owner. The operation does not currently utilize third-party delivery platforms and has minimal structured marketing efforts in place. Strategic investment in digital marketing, loyalty programs, catering, and delivery partnerships could drive additional sales and further expand revenue streams.

The real estate terms are highly favorable. Approximately 1.5 years remain on the current lease, with a 10-year renewal option available to the new buyer. Total rent, including NNN, is just under \$20,000 per month, reflecting an attractive 6% rent factor—an increasingly rare and desirable feature that provides long-term stability and protects margins.

Overall, this is a proven, profitable restaurant with strong fundamentals, excellent lease terms, and clear opportunities for growth under new ownership.

The information contained herein, or in any attached document has been compiled from information provided by the Seller to PRB. PRB and its agents, have not verified any of the information presented, and makes no warranties expressed or implied as to the accuracy of the information. Buyer is advised to consult with all appropriate professionals including attorney, CPA, financial planners, equipment inspectors and industry experts.

LEASE		BUILDING INFO.	
Monthly Rent:	\$19,500	Square ft:	4000
Expiration:	2027 + 10 yr option	Patron capacity:	124
Options:	Buyer to qualify	Patio:	NO
Deposit:	Buyer to qualify	Hours of Operation:	11-9

OPERATIONS		FINANCIALS	
Years established:	Since 2007	Monthly sales:	\$350K
No. of employees	20+	Monthly cash flow:	\$56k+
Monthly payroll:	\$100k	Annual Sales:	\$4.2m+
SBA Qualification	Yes, Pre-approved	Annual Revenue:	\$400k+

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

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