

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

**HIGH VOLUME BISTRO & BAKERY IN
RIVERSIDE COUNTY
GROSSING ALMOST \$20M A YEAR!**

Listing #24021ST

Proudly offered by

PACIFIC RESTAURANT BROKERS

17011 Beach Blvd Ste 900, CA, 92647 (949)424-6065

Email: Admin@PacificRB.com

www.PacificRestaurantBrokers.com

ALL INFORMATION IS CONFIDENTIAL

This document contains information that is considered to be **confidential** information to the Seller, and Pacific Restaurant Brokers (PRB). By receiving this document you agree that any unauthorized duplication, distribution or use without express written consent of PRB is strictly prohibited. You agree to not contact any member of Seller's team or staff, or landlord, directly without prior arrangement PRB and will direct all negotiations, offers of purchase, letters of intent or other communications through PRB

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.

DESCRIPTION:**Business Summary: Riverside County Bistro****Established:** 1990**Industry:** Restaurant, Bakery and Dining**Annual Gross Sales:** Approximately \$20 million

Overview: Riverside County Bistro is a renowned and highly successful dining establishment located in the heart of Riverside County, California. Established in 1990, the restaurant has built a solid reputation for offering exceptional cuisine and outstanding service, contributing to its impressive annual gross sales of nearly \$20 million.

Concept: This Bistro specializes in contemporary American cuisine, blending traditional recipes with innovative culinary techniques. The restaurant features a diverse menu that caters to a wide range of tastes, including locally sourced ingredients and seasonal specialties. Its elegant yet welcoming atmosphere makes it a popular choice for both casual dining and special occasions.

Market Position: The restaurant has become a staple in the Riverside County dining scene, recognized for its high-quality food, exceptional customer service, and vibrant ambiance. Its prime location attracts a steady flow of both residents and visitors. The Bistro's reputation is bolstered by numerous positive reviews, awards, and a strong presence on social media.

Operations: This Bistro operates with a team of experienced chefs, attentive service staff, and efficient management. The restaurant's facilities include a spacious dining area, private event rooms, and a well-equipped kitchen. It also offers catering services and hosts private events, further contributing to its revenue streams.

Financial Performance: With gross sales approaching \$20 million annually, Riverside Bistro demonstrates robust financial health and consistent growth. The restaurant's success is driven by its ability to maintain high customer satisfaction levels, adapt to changing dining trends, and execute effective marketing strategies.

Future Outlook: Looking ahead, this Bistro aims to continue its growth trajectory by exploring expansion opportunities, enhancing its menu offerings, and further strengthening its brand presence. The restaurant is committed to maintaining its high standards and innovating to meet evolving customer expectations.

Conclusion: This Bistro stands as a prominent and profitable establishment in Riverside County's culinary landscape. Its impressive sales figures reflect its strong market position and the successful execution of its business strategy. With a focus on quality, service, and community engagement, this Bistro is well-positioned for continued success in the coming years.

LEASE		BUILDING INFO.	
Monthly Rent:	\$32k	Square ft:	5000+ sf
Expiration:	2034+	Patron capacity:	200+
Options:	2 x 5 Buyer to qualify	Patio:	Yes
Deposit:	Buyer to qualify	Hours of Operation:	8 a.m. to 10 p.m.

OPERATIONS		FINANCIALS	
Years established:	30+yrs	Monthly sales:	\$1.58m
No. of employees	50+	Monthly cash flow:	\$208k
Monthly payroll:	\$632k	Annual Sales:	\$19m
Absentee run:	Income is based on owner-operated.	Annual Revenue:	\$2.5m

2023 FINANCIAL ANALYSIS

MONTHLY SALES: \$1.58m

RENT: \$32k

COG: \$474K

Payroll: \$632k

Miscellaneous: \$234k (credit card processing, insurance, utilities etc.)

Income: \$208k a month or \$2.5m annually

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

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.