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## OFFERING SUMMARY

**ALL INFORMATION IS CONFIDENTIAL**

# ESTABLISHED DELI WITH BEER & WINE IN HUNTINGTON BEACH

Listing #24007ST

Proudly offered by

**PACIFIC RESTAURANT BROKERS**

17612 Beach Blvd Suite 7A Huntington Beach, CA 92647

(949) 424-6065

Email: [Admin@PacificRB.com](mailto:Admin@PacificRB.com)

DRE#02023864

[www.PacificRestaurantBrokers.com](http://www.PacificRestaurantBrokers.com)

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**DESCRIPTION:**

Established for decades and under current ownership since inception is this East Coast style deli in the heart of Huntington Beach. This deli offers a variety of hot and cold sandwiches, burgers, loaded fries, wings, and more. The bread is baked fresh daily and this can make all the difference in a proper sandwich and brings the customers back over and over again.

The current lease has two years left and the buyer needs to negotiate a longer-term lease which we expect no issue with this as long as they are qualified. The new owners can also reopen on Mondays and extend the hours to 8 or 9 p.m. to increase the sales. Additional growth opportunities are 3<sup>rd</sup> party catering services, school accounts, and corporate events just to name a few.

<b>LEASE</b>		<b>BUILDING INFO.</b>	
Monthly Rent:	\$5360	Square ft:	1500
Expiration:	2026	Patron capacity:	25
Options:	Buyer to qualify	Patio:	No
Deposit:	Buyer to qualify	Hours of Operation:	11-6:45 P.M. M-SAT

<b>OPERATIONS</b>		<b>FINANCIALS</b>	
Years established:	1994	Monthly sales:	\$56K
No. of employees	10	Monthly cash flow:	\$17k+
Monthly payroll:	\$15k	Annual Sales:	\$650k
Absentee run:	yes	Annual Revenue:	\$200k+ (approx.)

**2023 MONTHLY FINANCIAL ANALYSIS (Projection)**

Sales: \$56k  
 Rent: \$5360  
 Payroll: \$15k  
 C.O.G.: 21K  
 Misc: \$5k (Uncontrollable of utilities, credit card processing, maintenance etc.)

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**Net Potential income: \$9600 monthly or \$115k a year**

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

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