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## OFFERING SUMMARY

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# High volume Mexican Restaurant & Bar with type 47 Full Liquor license Claremont, CA



Listing #24004JD

Proudly offered by

**PACIFIC RESTAURANT BROKERS**

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## **DESCRIPTION:**

For almost 50 years, this high volume Mexican restaurant and cantina has been serving delicious Mexican food to it's loyal customers. Located in one of Claremont's BUSIEST thoroughfares, this restaurant & cantina won't disappoint.

Established in 1974, this family run restaurant offers a unique and pleasant dining experience. The menu features authentic, flavorful dishes from family recipes passed through generations and celebrated in a traditional and festive setting. The menu features traditional Mexican classics in contemporary dishes including plant-based options with an emphasis on freshness and flavor.

This restaurant is home to some of the Inland Empire's best handcrafted margaritas. The family-owned restaurant are not only known for its Mexican culture you can taste in every bite but also for being a great place to watch your favorite sports team, enjoy happy hour and indulge on taco Tuesdays. There's always something fun happening in this restaurant and cantina.

This restaurant is in a busy shopping plaza with 3 major anchor tenants in place. The shopping plaza is located on the busiest thoroughfare in the city. It is also next to the 210 freeway and minutes from the 57 freeway, making the restaurant easily accessible to major freeways. There are a number of apartments and homes around the restaurant, with a popular golf course just minutes away.

The location consists of a 2 separate dining areas and a cozy cantina. The dining area can accommodate up to 125 patrons, while the cantina can accommodate 40 patrons. The semi-private dining area is perfect for parties and can hold up to 35 patrons. It also has a heated patio perfect for outdoor seating and has a capacity for 18 patrons.

The kitchen is fully equipped. See pics of back of the house on our website.

The restaurant is approximately 3,400 sq ft and ample shopping center parking. Rent is reasonable at \$6800 per month including CAM.

The restaurant is under-utilized. Current owner are retiring and are not promoting catering at the premises. The cantina has a full liquor license and new owner can easily increase revenues by offering additional happy hour specials, private events, catering and special events.

2023 revenue is \$676,287. If ran at industry standards and with current sales, new owner can expect \$120k net profit. The average revenue per foot is \$198/ft, well below what the restaurant should be generating based on the full liquor license and type of food served.

The restaurant has a type 47 liquor license but owners are retiring and are not running the restaurant at full capacity, allowing a new owner to easily increase revenues.

There is a 2nd larger restaurant only a few miles away and is priced to sell at \$2.1M including real estate, or \$199k for the restaurant and liquor license alone without real estate.

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Don't miss this opportunity to own a turn key restaurant with a 47 license! A buildout would cost over \$400k and the 47 license almost another \$100k.

Submit offers to [Jerry@PacificRB.com](mailto:Jerry@PacificRB.com) with Proof of Funds, or call (949) 424-0304

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