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OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

ESTABLISHED ALL AMERICAN FOOD CAFE



Listing #22015ST

Proudly offered by

PACIFIC RESTAURANT BROKERS

17612 Beach Blvd Suite 7A Huntington Beach, CA 92647

(949) 424-6065

Email: Admin@PacificRB.com

www.PacificRestaurantBrokers.com

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.

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DESCRIPTION:

Established for decades and under current ownership since the early 2000s is the Cafe serving an All American food in a cozy and comfortable setting. The space is over 3200 sf including the patio and the rent is only \$14,000 including the NNN charges. There are 10 years left on the lease and additional options can be negotiated for a qualified buyer.

The reviews on this Diner for Sale are incredible! 4.5 stars out of 5 on Google! "We love this place, never had a bad meal and prices are good too" "Great Selection of Eggs. These are just some of the gushing reviews on this location. The owner has figured out what works, and it works! That's why this business is delivering sales of over \$1 Million in 2021!

The location is beach close with great visibility and plenty of parking. **STRONG** consistent sales of over \$1m attributed to long term loyal customers and the quality of food and service provided over the years. The hours are short (8 hours a day / one shift) which makes keeping the labor cost under control. Expand hours – Expand your sales!

| LEASE | | BUILDING INFO | |
|---------------|------------------|----------------------|------------|
| Monthly Rent: | \$14,000 | Square ft: | 2200 |
| Expiration: | New 5 + 5 | Patron capacity: | 110 |
| Options: | Buyer to qualify | Patio: | Yes 875 SF |
| Deposit: | Buyer to qualify | Hours of Operation: | 7-3 P.M. |

| OPERATIONS | | FINANCIALS | |
|--------------------|-------|--------------------|-------------------|
| Years established: | 2005 | Monthly sales: | \$91K |
| No. of employees | 16+ | Monthly cash flow: | \$17k+ |
| Monthly payroll: | \$24k | Annual Sales: | \$1.1M |
| Absentee run: | No | Annual Revenue: | \$200k+ (approx.) |

2023 MONTHLY FINANCIAL ANALYSIS (Projection)

Sales: \$91k

Rent: \$14,000

Payroll: \$24k

C.O.G.: 23K

Misc: \$10k (Uncontrollable of utilities, credit card processing, maintenance etc.)

Net Potential income: \$17k monthly or \$204k a year

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

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