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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

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 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 3rd party catering services, school accounts, and corporate events just to name a few.

LEASE		BUILDING INFO.	
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

OPERATIONS		FINANCIALS	
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.)

Net Potential income: \$9600 monthly or \$115k 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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