

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.

## OFFERING SUMMARY

**ALL INFORMATION IS CONFIDENTIAL**

# FULL-SERVICE RESTAURANT MARQUEE RESTAURANT AND BAR FOR SALE



Listing #23007ST

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)

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

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.

## **DESCRIPTION:**

This is the perfect opportunity for someone who has spent years in the industry working for others. Do you know how to run a successful restaurant, and have just been waiting on the right one to come along? Are you tired of making someone else all the money?

This 6600-sf full-service restaurant is outfitted with all the equipment you need to continue generating top-line revenue of over \$2.4m and \$324k in potential profit for you! All items are included in the purchase price of this Turn Key Restaurant for Sale.! Imagine being open 4 days a week for lunch and taking the sales over the \$3M mark! This can simply be done by bringing in \$12,500 a week in lunch revenues.

This, well-appointed Marquee Restaurant and Bar for Sale has an impeccable build-out. It is in the prestigious neighborhood of south Orange County and there is plenty of easy and free parking! With peekaboo ocean views and fire-grilled meat platters to an extensive craft cocktail menu, this restaurant checks all boxes for a memorable dining experience.

Starting a business from scratch, with a build-out like this one, and a full liquor license, would take a long time and cost many multiples of the asking price of this Marquee Restaurant and Bar for Sale. This is a rare opportunity to open a significant location much more quickly, and for much less money, than would normally be possible.

Don't wait to make your offer! Contact the Pacific Restaurant Brokers today and make an offer on this Restaurant for Sale. You can learn more details on this listing by acknowledging confidentiality and contacting the Pacific Restaurant Brokers at the information labeled below.

<b>LEASE</b>		<b>BUILDING INFO.</b>	
Monthly Rent:	\$24k	Square ft:	6600
Expiration:	2027	Patron capacity:	150+
Options:	Yes, Buyer to qualify	Patio:	Yes
Deposit:	Buyer to qualify	Hours of Operation:	4 p.m. to 10 p.m.

<b>OPERATIONS</b>		<b>FINANCIALS</b>	
Years established:	1+	Monthly sales:	\$200k
No. of employees	25+	Monthly cash flow:	\$27k
Monthly payroll:	\$60k	Annual Sales:	\$1.6m
Absentee run:	Yes	Annual Revenue:	\$324k (approx.)

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.

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.

## **2022 PRO FORMA FINANCIAL ANALYSIS**

Sales: \$200k

Rent: \$24k (12%)

Payroll: \$65k (32.5%) owner-operated

C.O.G.: \$64K (32%)

Misc.: \$20k (10%) - (Utilities, insurance, credit card processing, maintenance and etc.)

-----

Net Potential Income: \$27k monthly or \$324k annually

**PRICE: Call for pricing.** Submit offers to [Steve@PacificRB.com](mailto: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.