

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

MEXICAN RESTAURANT WITH FULL BAR & PATIO



Listing #24005ST

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.

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:

Located in San Gabriel Valley of Los Angeles is this long-established restaurant under current ownership for decades. This Mexican restaurant with its full bar and large patio offers its patrons authentic traditional cuisine and a great hospitality experience in a warm and friendly atmosphere. Since the restaurant does a large volume of sales, there is an onsite storage of 450 sf for all the extras needed from time to time and included in the rent. The base rent is \$13,500 and Triple Net charges of approximately \$2500 for this year.

The facility is up to date and fully equipped to handle \$200k+ of sales month after month. There have been a few equipment upgrades recently and rest assured everything is in proper working condition. Buyers must have experience operating a high-volume establishment with knowledge of liquor/bar cost programs. This business is SBA-qualified and cash offers are always welcomed! An active owner-operator can manage the payroll more closely to increase the net profit!

LEASE		BUILDING INFO.	
Monthly Rent:	\$16k	Square ft:	2800
Expiration:	New	Patron capacity:	130+
Options:	Buyer to qualify	Patio:	700 sf
Deposit:	Buyer to qualify	Hours of Operation:	11-9 P.M.

OPERATIONS		FINANCIALS	
Years established:	40+	Monthly sales:	\$200K
No. of employees	10+	Monthly cash flow:	\$20k+
Monthly payroll:	\$25k	Annual Sales:	\$2.4M
Absentee run:	yes	Annual Revenue:	\$240k+ (approx.)

2023 MONTHLY FINANCIAL ANALYSIS

Sales: \$200k

Rent: \$16k

Payroll: \$82k

C.O.G.: \$52K

Misc: \$30k (Uncontrollable of utilities, credit card processing, maintenance etc.)

Net Potential income: \$20k monthly or \$240k a year.

PRICE: Call for pricing. Submit offers to 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.