

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL

**FINE DINING RESTAURANT WITH FULL
BAR AND OUTDOOR SEATING**

Listing #24017ST

Proudly offered by

PACIFIC RESTAURANT BROKERS

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DESCRIPTION:

Overview: Elite Steakhouse is a highly successful and profitable dining establishment located in the vibrant San Gabriel Valley. Renowned for its exceptional quality steaks, elegant ambiance, and outstanding customer service, Elite Steakhouse has established itself as a premier destination for both residents and visitors seeking a premium dining experience.

Business Model: Elite Steakhouse operates on a high-end dining model, specializing in USDA Prime, as well as a curated selection of fresh seafood, gourmet sides, and decadent desserts. The menu features a range of traditional and innovative dishes prepared with the finest ingredients, complemented by an extensive wine list and craft cocktails.

Key Success Factors:

1. **Quality and Consistency:** The steakhouse's commitment to sourcing top-grade beef and maintaining rigorous quality control ensures that customers receive an unparalleled dining experience with every visit.
2. **Prime Location:** Situated in a high-traffic area of the San Gabriel Valley, Elite Steakhouse benefits from strong visibility and accessibility, attracting a steady stream of patrons.
3. **Exceptional Service:** The restaurant prides itself on providing attentive, personalized service, which has earned it a loyal customer base and positive word-of-mouth referrals.
4. **Elegant Atmosphere:** The sophisticated interior design, featuring upscale décor and a comfortable setting, enhances the overall dining experience and appeals to a diverse clientele.

Financial Performance: Elite Steakhouse has demonstrated robust financial performance, with consistently high revenue and profitability. Strong sales growth is driven by a combination of repeat business, successful marketing initiatives, and a reputation for excellence. The establishment enjoys high margins due to its premium pricing strategy and efficient cost management practices.

Market Position: As a leading steakhouse in the San Gabriel Valley, Elite Steakhouse occupies a niche in the high-end dining sector, distinguishing itself from competitors through superior food quality and exceptional service. The restaurant's strategic positioning and brand reputation contribute to its strong market presence and sustained profitability.

Growth Potential: Growth opportunities include expanding the menu offerings, exploring catering and private event services, and potentially opening additional locations in nearby affluent areas. Continued investment in marketing and customer engagement will further solidify the steakhouse's position as a top dining destination.

Conclusion: Elite Steakhouse is a thriving business with a solid reputation, a loyal customer base, and a track record of financial success. Its focus on quality, service, and ambiance ensures its continued dominance in the San Gabriel Valley's competitive dining market.

LEASE		BUILDING INFO.	
Monthly Rent:	\$7100	Square ft:	2880
Expiration:	2030+	Patron capacity:	100
Options:	2 x 5 Buyer to qualify	Patio:	Yes
Deposit:	Buyer to qualify	Hours of Operation:	5 P.m. to 9 p.m.

OPERATIONS		FINANCIALS	
Years established:	20+yrs	Monthly sales:	\$250K
No. of employees	25+	Monthly cash flow:	\$50k
Monthly payroll:	\$73k	Annual Sales:	\$3m
Absentee run:	Income is based on owner-operated.	Annual Revenue:	\$3m+

2023 FINANCIAL ANALYSIS

MONTHLY SALES: \$250K

RENT: \$7100

COG: \$87K

Payroll: \$73k

Miscellaneous: \$32k (credit card processing, insurance, utilities, etc.)

Income: \$50k a month or \$600K annually

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

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