

OFFERING SUMMARY

ALL INFORMATION IS CONFIDENTIAL



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DESCRIPTION:

Confidential Information Memorandum
Restaurant & Bar with Patio + Event Center
Costa Mesa, California

Executive Summary

An exceptional opportunity to acquire a thriving full-service restaurant and bar, complete with an expansive outdoor patio and a private event center, located in the heart of **Costa Mesa, California**. This beautifully designed, turnkey establishment spans approximately **4,600 square feet** and benefits from a **long-term lease at below-market rates — under \$3.50/SF including NNN**. Currently operating **six days a week**, the restaurant enjoys a strong local following and attracts weekend crowds with its popular **brunch service**. Monthly gross sales average **\$90,000**, supported by a strategic mix of dine-in, bar, patio, and event revenue. Ownership has invested more than **\$200,000 in upgrades**, including a new pizza oven, state-of-the-art kitchen equipment, improved building façade, and interior enhancements.

Key Investment Highlights

- **Prime Location:** High-traffic area in desirable Costa Mesa with excellent visibility and accessibility.
 - **Attractive Lease:** Long-term lease at a favorable rate **below \$3.50/SF (including triple net)**.
 - **Spacious Facility: 4,600 SF** including:
 - Full-service restaurant
 - Fully stocked bar
 - Outdoor dining patio
 - Separate event space
 - **Proven Revenue:** Average **monthly gross sales of \$90,000** with potential for increased growth through expanded hours or catering/event bookings.
 - **Recent Improvements:** Over **\$200,000 invested**, featuring:
 - New commercial **pizza oven**
 - Kitchen and bar equipment upgrades
 - Renovated building façade
 - Interior refresh
 - **Operational Schedule:**
 - Open **6 days per week**
 - **Weekend brunch service** adds a strong daytime revenue stream
 - **Event Center:** Separate space ideal for private bookings, corporate events, and community functions.
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Ideal Buyer Profile

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This opportunity is perfect for a hospitality group, experienced restaurateur, or chef-owner looking to enter or expand within the affluent and food-savvy Orange County market. The business is fully staffed, generating steady income, and positioned for continued success.

Confidentiality Notice

This listing is confidential. Prospective buyers must sign a Non-Disclosure Agreement (NDA) and show proof of financial capability to access full financials and business details.

LEASE		BUILDING INFO.	
Monthly Rent:	\$16K	Square ft:	4600
Expiration:	2035	Patron capacity:	100+
Options:	Buyer to qualify	Patio:	Yes
Deposit:	Buyer to qualify	Hours of Operation:	6 days a week

OPERATIONS		FINANCIALS	
Years established:	10+ years	Monthly sales:	\$90
No. of employees	25+	Monthly cash flow:	TBD
Monthly payroll:	\$40k	Annual Sales:	\$1M
Absentee run:	Absentee-run	Annual Revenue:	TBD

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

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