CONFIDENTIAL INFORMATION MEMORANDUM

Established Franchise Chicken Restaurant | Orange County, California

A High-Volume Franchise Opportunity with Additional Revenue Potential

An exceptional opportunity to acquire an established franchise chicken restaurant in Orange County, California, featuring approximately **$1.6 million in annual sales, attractive franchise fees, and verified annual income approaching $150,000 for an owner-operator.** The business offers an established operating platform, an existing customer base, and a fully built-out restaurant, providing a prospective buyer with the opportunity to step into an operating business without the time, expense, and uncertainty of developing a new restaurant from the ground up.

Even in a challenging restaurant market, this location has demonstrated positive sales momentum, with sales increasing in 2026. This performance distinguishes the business from many restaurants experiencing pressure from rising operating costs and changing consumer spending. For a qualified buyer seeking an established food-service operation with a recognizable franchise concept and opportunities for further growth, this is an opportunity worth serious consideration.

BUSINESS OVERVIEW

The restaurant occupies approximately **3,500 square feet** and is designed to support a high-volume chicken-focused menu within an established franchise operating system. The existing infrastructure and restaurant buildout offer significant value to a buyer compared with the cost and complexity of constructing a new restaurant, installing commercial kitchen equipment, and establishing operations independently.

The business generates approximately $1.6 million in annual revenue, supported by an established customer base and ongoing operating activity. Sales have increased in 2026, demonstrating encouraging performance in the current economic environment. Detailed financial statements and supporting documentation should be reviewed by qualified buyers during due diligence.

REAL ESTATE AND EXPANSION POTENTIAL

One of the property's most compelling features is the additional **approximately 1,800-square-foot space included as part of the lease**, creating flexibility beyond the restaurant's primary dining and kitchen operations.

Subject to landlord approval, lease terms, applicable permits, and any required franchise consent, this additional space may provide an opportunity to:

- Establish a catering production or event-support area.
- Develop a private banquet or party room for celebrations and group gatherings.
- Create an additional revenue stream through catered events and private functions.
- Explore subleasing the space, if permitted under the lease and approved by the landlord, for savings of $4,000 or more monthly based on a $2.25 psf.

This additional area offers a potential avenue for expansion without requiring the buyer to secure a separate property. A buyer with experience in catering, private events, or group dining may be particularly well positioned to explore its potential.

ATTRACTIVE LEASE TERMS

The approximate monthly rent is **$15,000, including NNN charges**, providing a clearly defined occupancy-cost starting point for evaluating the business. The lease also includes options to extend, offering potential continuity for a buyer seeking a longer-term operating location. All renewal rights, extension conditions, assignment provisions, and landlord approval requirements should be confirmed during due diligence.

FRANCHISE ECONOMICS AND SUPPORT

The franchise's combined royalty and advertising fees are reportedly **below 6% of sales**, an attractive cost structure for a franchised restaurant. The buyer can benefit from an established concept, operating procedures, and franchise resources while retaining the advantages of an existing location and operating history.

Training and transition support are available through both the franchisor and seller, with support resources located throughout Los Angeles and Orange County. This regional accessibility can help facilitate a smoother ownership transition and provide practical guidance for a qualified buyer learning the business.

OWNER-OPERATOR OPPORTUNITY

The restaurant reportedly produces verified annual income approaching **$150,000 for an owner-operator**, subject to review of the supporting financial records and the buyer's operating responsibilities. An actively involved owner may be able to oversee daily operations, maintain labor and food-cost controls, strengthen customer relationships, and pursue incremental sales opportunities.

Potential growth strategies include expanding catering, developing private events in the additional leased space, strengthening local marketing, and increasing repeat business.

INVESTMENT HIGHLIGHTS

- Established franchise chicken restaurant in desirable Orange County.
- Approximately $1.6 million in annual sales.
- Positive sales momentum reported in 2026.
- Nearly $150,000 in verified annual owner-operator income, subject to financial verification.
- Approximately 3,500-square-foot restaurant plus 1,800 square feet of additional leased space.
- Approximately $15,000 monthly rent, including NNN charges.
- Lease extension options.
- Combined royalty and advertising fees below 6% of sales.
- Franchise and seller training and support available locally.
- Additional potential for catering, private banquets, and events.

CONCLUSION

This opportunity combines established franchise operations, substantial annual revenue, attractive reported owner-operator income, and additional leased space with multiple potential uses. For an entrepreneur seeking an operating restaurant with existing infrastructure and opportunities to expand revenue, this Orange County franchise presents a compelling platform for continued growth.

Confidentiality: This offering is subject to verification of financial performance, franchise approval, lease assignment, landlord consent, and all applicable due diligence requirements. Prospective buyers should independently verify all financial, operational, franchise, and real estate information before completing a transaction.