

CONFIDENTIAL INVESTMENT OFFERING

Adoro Restaurant and Bar

4335 River Oaks Blvd - Fort Worth, Texas



ASKING PRICE: \$1,800,000

Broker Contact
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Executive Summary

This offering presents an opportunity to acquire a fully built out restaurant and bar property located along River Oaks Boulevard in Fort Worth, Texas. The property operates as Adoro Restaurant and Bar and features a dining room, bar area, commercial kitchen, and strong roadside visibility. The offering includes both the real estate and operating business. The site benefits from nearby residential density and strong access to major transportation corridors.

Property Address	4335 River Oaks Blvd, Fort Worth, TX
Asking Price	\$1,800,000
Building Size	4,275 SF
Lot Size	35,143 SF
Year Built / Renovated	1975 / 2023
Asset Type	Restaurant / Retail
Offering	Real Estate and Business

Investment Highlights

- Turn key restaurant and bar opportunity.
- Real estate and business included.
- High visibility signage on River Oaks Boulevard.
- Large parking lot and strong street frontage.
- Interior renovation completed in 2023.
- Minutes from Downtown Fort Worth.
- Strong surrounding residential density.
- Opportunity to continue operations or reposition concept.



Traffic and Accessibility

Highway 183 traffic count: 23,583 vehicles per day.

Highway 199 traffic count: 35,162 vehicles per day.

Strong vehicle exposure supports restaurant, retail, and entertainment uses.

Interior and Property Photos





Projected Financial Performance

Minimum projected annual sales: \$865,000. The location, visibility, and built out restaurant infrastructure provide a strong foundation for continued operations or redevelopment into a new concept.

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