



REAL ESTATE AND ESTABLISHED MEXICAN RESTAURANT & BAR 47 LICENSE



Gross Revenue \$980,000

EBITDA: \$100,000

EST 1974 in Upland

OFFERED AT \$2.1M

Established in 1974, this family-run restaurant offers a unique and pleasant dining experience. The menu features authentic, flavorful dishes from family recipes passed through generations and celebrated in a traditional and festive setting. The menu features traditional Mexican classics in contemporary dishes including plant-based options with an emphasis on freshness and flavor. These restaurants are home to some of the Inland Empire's best-handcrafted margaritas. The family-owned restaurants are not only known for its Mexican culture you can taste in every bite but also for being a great place to watch your favorite sports team, enjoy happy hour and indulge on taco Tuesdays. There's always something fun happening in these restaurants and cantinas.

The restaurant consists of a large dining area, cozy cantina and cool patio dining. The dining area can accommodate up to 120 patrons, while the cantina can accommodate 38 patrons. The covered patio can easily accommodate 50 patrons. This is the perfect private party venue, offering a lovely private dining room and a warm fireplace in the main dining area.

The cantina opens to a beautiful patio with 2 sets of French doors creating a large open room effect. Perfect for large private events separate from the main dining area. This restaurant also has barbeque smokers which has not been recently utilized, allowing for additional revenues for new buyer. This location can easily accommodate large venues including weddings, birthday parties, fund raisers, quinceañeras, corporate events and any other major life events.

There is a second location available for sale located just a few miles away. The second location also has a 47 full liquor license and is available for purchase at only \$199k. This is your opportunity to own 2 established restaurants at bargain pricing!

Key Highlights:

- Own a piece of history with the opportunity to purchase the building and two lots. This is a profitable business on prime real estate with a potential CAP rate of 6-7% with rents at \$2.95/ft plus nnn.
- **Prime Location:** Situated on one of the busiest thoroughfares in the area, this restaurant offers unparalleled visibility and accessibility as a stand alone building with street front signage. Conveniently located near major freeways and surrounded by residential areas and businesses. Parking for 42 vehicles.
- **Full Liquor License:** Included in the asking price! This valuable asset sets the stage for unforgettable dining experiences. The 47 license alone is worth \$100k and has no conditions, allowing for live entertainment and late night hours. **There is also a 58 license** allowing for alcohol sales off premises during catering events.
- **Irresistible Menu:** Authentic Mexican cuisine crafted from cherished family recipes, accompanied by handcrafted margaritas that keep patrons coming back for more.
- **Versatile Venue:** From cozy cantina vibes for up to 38 patrons to spacious patio dining for up to 50 patrons. This restaurant accommodates gatherings of all sizes, making it the perfect choice for private events and celebrations.
- **Untapped Potential:** With catering services and off-site events, there's ample opportunity to expand revenue streams.
- **Loyal Staff:** Staff consists of 15 employees and is well run.
- **Spacious venue:** The restaurant boasts approximately 4,392 sq. ft on a large lot of approximately 30,300 sq. ft.
- **Strong Sales:** Gross Revenue in 2023: \$980,000. On a 20% profit margin, buyer could take home almost \$200k/year.
- **Real Estate- Option to purchase:** Stop paying rent and be your own landlord! Own a piece of history with the opportunity to purchase the building and two lots. This is a profitable business on prime real estate with a potential CAP rate of 6-7%. Priced to sell at \$2.1M **including** the restaurant and liquor license. SBA financing available!

Please note, the restaurant can also be sold separately for only \$199k including the 47 license. Rent for this location is reasonable at only \$2.95/ft NNN.

Don't miss out on this rare opportunity to step into a well-established restaurant and bar located in the heart of Upland, CA. The current owners, who have lovingly nurtured this culinary gem for nearly half a century are now retiring, making this the perfect time for new ownership to take the reins and continue the tradition of excellence.

For more information, contact Jerry Diza at (949) 427-0304 or email at Jerry@pacificrb.com.

Visit us at www.PacificRestaurantBrokers.com