

SECRETHQINC.

Asking Price: \$250,000 - Key money asset sale
Location: Woodland Hills, CA (Ventura Blvd Corridor)
Real Estate: Leasehold
Rent: \$7,922 (\$9,600/month, includes NNN)

Sq Ft: Approx. 2,443 SF
Seating: Indoor: ~100 | Outdoor Patio
Established: 25+ Years
Reason for Selling: Owner Retiring
Support & Training: Yes
Broker Contact: *EMAIL ONLY*
Seller Financing: *NOT AVAILABLE*

Celebrity Favorite | Semi-Absentee | Turnkey | Huge Online Revenue

A rare chance to own a proven, profitable, and iconic Chinese restaurant in the highly desirable Woodland Hills market. For more than two decades, this restaurant has built an outstanding reputation, including **weekly celebrity buyouts and orders** from nearby Calabasas. The owner is retiring, presenting an ideal opportunity for a new owner to capitalize on existing momentum or bring their own fresh concept.

Highlights & Features:

- **Established Brand:** Operating for 25+ years with strong brand recognition and 5-star reviews.
 - **Celebrity Clientele:** Regular buyouts and private parties for VIPs, including A-list Calabasas families.
-

ANNIE ADJCHAVANICH, PRINCIPAL | BROKER DRE #01963614

727 W. 7th Street, Suite 1125, Los Angeles, CA 90017

www.SECRETHQINC.COM, (310) 990-3016

SECRETHQINC.

- **Robust Online Sales:** ~75% of revenue comes from online orders via a proprietary, commission-free website.
- **Profitable Delivery Setup:** Retains 100% of menu revenue; uses DoorDash & Uber Eats drivers for fulfillment.
- **Fully Equipped Kitchen:**
 - Expansive main kitchen with a large hood, fryers, and wok stations
 - Bonus prep kitchen with **separate hood** and dedicated line
 - Includes walk-in cooler
- **Spacious Interior:** Seats approx. 100 diners indoors plus **prime Ventura Blvd patio seating**.
- **ABC Type 41 License:** Included – sell beer and wine immediately.
- **Catering Revenue:** Long-established and profitable catering accounts with recurring business.
- **Semi-Absentee Run:** Current ownership is not full-time – great for a hands-on operator to boost profits.
- **Parking Advantage:** Free rear parking with **private customer entrance**.
- **Favorable Lease Terms:** Use permitted specifically for a Chinese restaurant. Bonus: Korean cuisine is also allowed.

Growth Opportunities:

ANNIE ADJCHAVANICH, PRINCIPAL | BROKER DRE #01963614

727 W. 7th Street, Suite 1125, Los Angeles, CA 90017

www.SECRETHQINC.COM, (310) 990-3016

SECRETHQINC.

- Expand marketing for catering, corporate, and private events.
- Extend operating hours or add brunch.
- Boost in-person dining promotions (currently only 25% of revenue).
- Develop local partnerships or promotions to grow patio & indoor business.
- Add more high-margin specialty dishes or beverages.



Who This Is Perfect For:

- Experienced restaurateurs looking for a reliable, cash-flowing business
- Investors seeking a semi-absentee opportunity
- Entrepreneurs with a new concept ready to plug into a high-traffic location
- Asian cuisine operators looking to expand or relocate



Serious inquiries only. Please contact the broker by EMAIL. Not all buyers will qualify.

NO Seller Financing. Proof of funds or pre-qualification may be requested before details are shared.

Disclaimer: Buyers and their Agents are solely responsible for verifying all facts, regulations, and legal procedures relevant to their specific situation. Always consult a qualified legal professional before making any decisions based on this material.

ANNIE ADJCHAVANICH, PRINCIPAL | BROKER DRE #01963614

727 W. 7th Street, Suite 1125, Los Angeles, CA 90017

www.SECRETHQINC.COM, (310) 990-3016