

**Broker Info**

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Background

General Location: Beach City in LA, CA
Category: Coffee Shop
Other Eating & Drinking
Places

Years in Business: 16

Under Present Owner: 1

Hours of Operation: 8:00am - 7:00pm

Owner Hours: Varies

Training: 2 weeks @ 30 hours

Organization Type: LLC

Lease Expiration: 6/2024

Lease Options: Buyer to Secure New
Lease

Building Size: 1,100

Employees: 10

Reason for Sale: Other Opportunities

Financials

Asking Price: \$99,000

Down Payment: Negotiable

Gross Sales: \$330,000

Discretionary Cash Flow: \$0

FF&E:

Inventory Included? Yes

Inventory:

Min. Operating Capital: TBD

Real Estate Available? No

Rent: \$6,412

Payroll: \$5,000

Summary

A fun business serving Great Coffee, Tea, Boba and Pastry CafÃ© in upscale and beautiful Manhattan Beach, grossing \$336,700 in 2023.

Located on a major street with huge traffic, just 5 minutes from a major high school, and has many loyal, repeat customers and friendly employees.

It operates in an 1,100 sq. ft. shopping center with free parking. New equipment and appliances including an espresso machine, beverage display case, commercial refrigerators, freezers, oven, ice machine, sofas, and more. Owner focused on replacing equipment and experimenting with hours and offerings in 2023, but previous owner realized discretionary cash flow of over \$200,000 per year in 2020 and 2021, so the concept and location have a proven history of success.

Offerings include Boba, gourmet coffees, teas, frappes, smoothies, slushies, milk shakes, deserts, pastries, breakfast sandwiches. New owner could easily add additional food items or change the concept.

Seller has a new opportunity and is looking for a quick transaction, so name your price, but be ready to move forward if he accepts it. Asset Sale to include all FF&E and Inventory - debt free.

6 ½ year lease with options available.

For more information, please complete the BizEx Buyer Registration at <https://www.bizex.net/buy-business/register>. After registration, Brokers Eric Mellem and Dan Higgins can assist with any questions.