

**Background****General Location:** Santee, CA**Category:** Restaurant
Bars/Taverns**Years in Business:****Under Present Owner:****Hours of Operation:** Mon to Sunday**Owner Hours:** 9am - 9pm**Training:** None**Organization Type:** LLC**Lease Expiration:****Lease Options:****Building Size:****Employees:** 3**Reason for Sale:** Other opportunities**Financials****Asking Price:** \$59,000**Down Payment:** Negotiable**Gross Sales:** Call**Discretionary Cash Flow:** Call**FF&E:****Inventory Included?** Yes**Inventory:** \$20,000**Min. Operating Capital:****Real Estate Available?** No**Rent:** \$2,000**Broker Info****Betty Jong***Business Broker / M&A Advisor*

(310) 882-2200 x 161

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Summary

- \$59,000 including ALL pieces of equipment, Beer and wine licenses.

- GOOD REVIEW ON YELP!!!

Cozy Profitable Restaurant in San Diego. Currently under Absentee ownership, so seller needs to focus more on the other side instead of the restaurant. Seller projected that if the new owner works full time, it will generate at least an additional \$5,000 per month based on current Net Income.

All Equipment is included, Beer & Wine license, very busy to-go business and dine-in business.

No Vacancy in the surrounding area.

Great Location!!!

The owner also states that it got approved plans from the health department, building department, and fire department. Also, it has passed ADA regulations from internal to the exterior.

Excellent Yelp review about food quality, price, and hospitality service:

"Food is of high quality and priced Right. I highly recommend the [surf](#) and turf burrito and the michelada"

"Happy hour is very well priced. Delicious coronaries, we even had 2 rounds. Had shrimp TJ tacos, shredded beef TJ tacos and a surf and turf burrito and all of it were so fresh and flavorful. Not to mention the amount of shrimp in my surf and turf burrito was plentiful, I did not have to search for it like most other taco shops! Thanks for the wonderful service, Maria! My family will definitely be regulars :)" "Have been twice now. The first time I had a surf and turf burrito, the carne asada was delicious and obviously high quality. I am

absolutely in love with the street corn!!!"