

**Background****General Location:** Rolling Hills, CA**Category:** Restaurant  
Other Eating & Drinking  
Places**Years in Business:** 17**Under Present Owner:** 13**Hours of Operation:** M-Sat 11:00 - 3:00, 4:00 -  
9:00**Owner Hours:** Owners live out of State**Training:** 2 weeks @ 30 hours**Organization Type:** C-Corp**Lease Expiration:** 4,2024**Lease Options:** Buyer to Sign New Lease**Building Size:** 1000**Employees:** 0**Reason for Sale:** Other Opportunities**Financials****Asking Price:** \$375,000**Down Payment:** Negotiable**Gross Sales:** \$750,000**Discretionary Cash Flow:** \$250,000**FF&E:** \$50,000**Inventory Included?** Yes**Inventory:** \$3,000**Min. Operating Capital:** TBD**Real Estate Available?** No**Rent:** \$5,200**Broker Info****Eric Mellem***Business Broker/ M&A Advisor*

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**Dan Higgins***Marketing Consultant*

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**Summary**

Nice, Modern Thai Restaurant in High Income, Upscale Area of Los Angeles - Rolling Hills Estate

This Five Star rated, casual dining restaurant is well known in the Palos Verdes Peninsula area. High volume and great margins. Very nice large shopping center attracts a large customer base with very limited competition.

Indoor and outdoor seating - 22 in, 20 outside on a end unit in a high traffic center.

The sellers live out of state and the restaurant operates very smoothly. They have put a limit on to-go orders since it gets them too busy for walk in customers. Great growth opportunity for a buyer.

This is a Asset Sale; cash transaction - no bank financing contingencies or large seller notes will be accepted.

For more information, please complete the [Buyer Registration](#) at BizEx.net.