



**Broker Info**



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LIC# 01067581

**Background**

**General Location:** Lomita, CA  
**Category:** Other Eating & Drinking Places  
**Years in Business:** 20  
**Under Present Owner:** Yes  
**Hours of Operation:** Tues-Sat 11am to 5pm  
**Owner Hours:** Tues-Sat 11am to 5pm  
**Training:** None  
**Organization Type:** S-Corp  
**Lease Expiration:** Month to Month  
**Lease Options:**  
**Building Size:** 1300  
**Employees:** 8  
**Reason for Sale:** To Spend More Time with Family

**Summary**

This business offers a unique fusion of French-inspired pastries with a distinct Japanese twist, making it a standout destination for pastry lovers and culinary connoisseurs alike.

This patisserie appeals to a growing market of customers seeking high-quality, artisanal baked goods.

This patisserie is ideal for a passionate entrepreneur or investor. With opportunities to expand the menu, grow online sales, and explore wholesale partnerships, this is a rare chance to acquire a thriving, unique culinary business.

By implementing marketing, sales and operations strategies, this business can skyrocket in sales and revenue. By having a full espresso bar with a barista and serve drinks and packaged cookies and having a catering menu with cake and cookie platters.

Owner is committed to ensuring a smooth transition and is open to staying on during a training and handover period to ensure continued success

**Financials**

**Asking Price:** \$175,000  
**Down Payment:** Negotiable  
**Gross Sales:** \$378,000  
**Discretionary Cash Flow:** \$76,000  
**FF&E:**  
**Inventory Included?** Yes  
**Inventory:**  
**Min. Operating Capital:**  
**Real Estate Available?** No  
**Rent:** \$1,725  
**Payroll:** \$18,000

Year	2024	2023	2022
Gross Sales	\$ 378,000	\$ 375,150	\$ 397,800
Gross Profit	\$ 322,000	\$ 320,250	\$ 336,200
Disc. Earnings	\$ 76,000	\$ 64,187	\$ 104,719