

## PROFITABLE MEXICAN RESTAURANT BUSINESS ASSET

**DESCRIPTION:** Highly successful independent Mexican restaurant, generating positive cash flow year over year. Located in shopping center with neighboring tenants that include a dental office, Asian market, nutrition shop, hair and nail salon, dog retail shop, a Vietnamese restaurant and an American diner.

Established in 2022, this restaurant is a local opportunity with a loyal customer base that is ready for new ownership to continue the successful operation and also maximize the outdoor seating with weekend events.

The current owner is transitioning into other endeavors but will stay on staff for the first two weeks to help support the new owner with the transition.

- Sale Price: \$450,000
- Projected 2024 Year-End Revenue: \$1.3M
- Existing lease: 3 ½ years (with lease extension option for One (1) term of Five (5) year)
- Current Space: 2,860 SF
- Full-time Employees: 6
- Indoor & Outdoor Seating Capacity: 155
- Parking Spaces: 49

➔ **Financials and additional  
info available through NDA**

**CALL  
ME**

**ADEMIL CASTRILLO  
(561) 510-2225**



FLOOR PLAN

AERIAL VIEW



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