

PRICED FOR IMMEDIATE SALE! 4 RESTAURANTS (BUSINESS OPPORTUNITIES)

A+ Locations - Temecula, La Quinta, and Palm Springs

Opportunity of a Lifetime!!

Long Term History of Profitability at ALL Locations

Available Individually or as a Portfolio



	Temecula	La Quinta	Palm Springs	Moxie - Palm Springs
PRICE:	\$289,000	\$186,000	\$267,000	Included in Palm Springs location
ADDRESS:	26495 Ynez Road Temecula, CA 92591	78430 Highway 111 La Quinta, CA 92253	262 South Palm Canyon Drive Palm Springs, CA 92262	
LOCATION:	At the signalized entrance to Palm Plaza, near Winchester Road (Highway 79), with ADT of 83,000+ cars/day	78430 Highway 111 (Corner of Washington Street) Prime Pad fronting Highway 111 in Plaza at Point Happy. Highest traffic count intersection in the Coachella Valley.	Location: In the HEART of the bar hopping zone. Highest food & drink sales of any block in the Coachella Valley.	
CONSISTS OF:	Freestanding Broken Yolk Restaurant - 6,000 SF	Freestanding Broken Yolk Restaurant - 6,484 SF plus 3,469 SF outdoor patio	Freestanding Broken Yolk Restaurant - 6,266 SF ground level and Moxie Palm Springs 5,616 SF rooftop lounge	Moxie Palm Springs - 5,616 SF rooftop lounge
PRICE INCLUDES:	Type 47 Liquor License, Broken Yolk Franchise, All FF&E, All Inventory	Type 47 Liquor License, Broken Yolk Franchise, all FF&E, all inventory.	Type 47 Liquor License, Broken Yolk Franchise, all FF&E, All Inventory for both restaurants/bars.	
Years in Business	Oct-12	Apr-14	Nov-16	Jan-17
Number of Employees	37	40	31	25
2019 Sales	\$2,115,584	\$1,780,076	\$1,420,929	\$1,020,534
Guest Count	128,894	112,747		
Franchise Fees	royalties 4% of net sales marketing 1% of net sales	royalties 4% of net sales marketing 1% of net sales	royalties 4% of net sales marketing 1% of net sales	n/a n/a
LEASE				
Lease Commencement	6/29/2012	n/a	6/15/2016	Included in Palm Springs location
Rent Commencement	1/1/2013	Seller owns the freestanding	11/15/2016	
Initial Term	7 Years	building in La Quinta and will	15 Years	
Current Rent	\$17,565.00	negotiate a new lease with	\$25,000.00	
Options to Extend	Two 7-year Options; 1 remaining	multiple Options to Extend	Two 5-year Options	