

# Prime Irvine Restaurant Opportunity

## High-Volume Location 2025 Sales: \$2.96 M

An exceptional opportunity to acquire a thriving, high-volume restaurant located in the heart of Irvine, California. This business is located in one of the busiest plazas in Irvine, close to Irvine High School. Major tenants in the plaza include DAISO, NEP Cafe, and Mitsuwa Marketplace, creating strong daily foot traffic and a vibrant commercial environment. This restaurant offers both stability and growth potential for experienced operators or investors.

## Location Advantages

- Situated in Prime Irvine with a high-traffic retail and dining
- Surrounded by major employers, residential communities, and shopping centers
- Ample parking and easy access from major freeways
- Strong daytime and evening customer base



## Ideal Buyer

Perfect for experienced restaurateurs, hospitality groups, or investors seeking a proven, profitable business in a premier Southern California market. The operation is fully turnkey, allowing for a seamless transition and immediate revenue generation.

## Key Highlights

- **2025 Annual Sales: \$2.96 M**
- **Facility size: 1,483 SF** off modern, fully equipped space
- **Lease Terms: Favorable long-term lease to 2030**
- **Monthly Rent: \$13,000 (Includes NNN)**
- **Turnkey Operation:** Fully staffed and operational with trained management team
- **Growth Potential:** Opportunities for catering, delivery expansion, and brand franchising
- The location sits near the intersection of Culver Drive and the 5 Freeway, offering excellent accessibility and visibility.





## Business Functionality

A notable advantage is that the shopping center is **not managed by the Irvine Company**, which presents a rare and attractive opportunity for business owners seeking more flexibility in Irvine.

This business has been successfully operating under a **semi-absentee ownership model**. The current owner primarily focuses on management responsibilities such as overseeing purchasing and staffing, while the daily operations are handled by the on-site team. This structure allows a new owner to maintain the same operational system or become more hands-on depending on their preference.

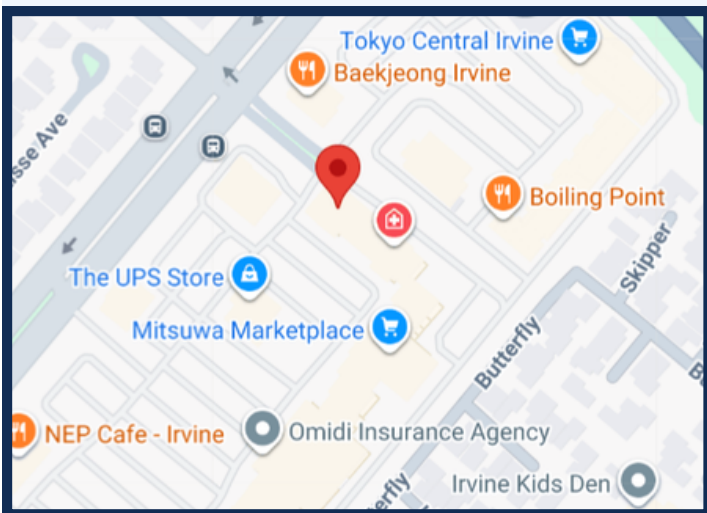


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The business has demonstrated **stable operations** under this management structure, making it suitable for both experienced operators and entrepreneurs looking for a manageable and **scalable opportunity**.

## Reason for the Sale

### Seller Motivated!

The seller is pursuing a new business venture that requires a greater portion of his time and focus. As a result, he has decided to transition this well-established location to a new owner.

## Friendly Reminder

**Out of respect for the business operations, we kindly ask that you do not approach or speak with the employees during your visit. Anyone who directly contacts or questions the staff regarding the sale will be disqualified from the purchase.**



## Kitchen Highlights

This thoughtfully designed restaurant space is fully equipped for efficient operations. It features a **walk-in cooler, commercial hood system, multiple refrigeration and freezer units, and a complete set of professional cooking equipment**—allowing a new owner to step in and begin operations with **minimal** additional investment.

## Kitchen Description

The **semi-open kitchen** concept creates an engaging dining experience, giving customers a clear view into the cooking area from outside the store. This transparent and lively layout not only builds trust with customers but also enhances the overall atmosphere, making the space feel dynamic and inviting.



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