

# RINGSIDE BAR & GRILL

31502 Riverside Dr, Lake Elsinore, CA 92530

FOR SALE



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# PROPERTY INFORMATION

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## SECTION 1





## PROPERTY DESCRIPTION

Acquire a rare opportunity to own both the real estate and the established Ringside Bar & Grill in the growing community of Lake Elsinore, California. The real estate must be purchased in conjunction with the business, which is offered separately at \$379,000. The business generates gross annual sales exceeding \$1,000,000, making this an outstanding opportunity for an owner-user seeking an established, turnkey operation.

The property features a 2,776-square-foot freestanding building that underwent extensive renovations in 2022, creating a modern, attractive, and welcoming environment for patrons. Originally constructed in 1982, the property has been thoughtfully updated and is well-positioned for continued success.

Ideally located in the vibrant Lake Elsinore market and zoned CP (Commercial Professional), the property offers excellent visibility, accessibility, and long-term growth potential. Whether you are an experienced restaurateur looking to expand or an entrepreneur seeking to own your own business and real estate, this offering provides a unique opportunity to acquire a thriving business and a strategically located commercial property in one transaction.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$1,759,000
Lot Size:	14,630 SF
Building Size:	2,776 SF
NOI:	\$144,000.00
Cap Rate:	8.19%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,481	3,508
Total Population	1,204	5,068	12,378
Average HH Income	\$85,809	\$85,778	\$92,166





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## LOCATION DESCRIPTION

Discover the vibrant potential of Lake Elsinore, CA, a growing community with a prosperous retail landscape. Nestled near the gorgeous shores of the namesake lake, the area offers a prime location for retail and street retail investors. Nearby, the Outlets at Lake Elsinore present a high-traffic retail destination, while the Lake Elsinore Diamond Stadium draws in crowds for sporting events and entertainment. With a burgeoning population and a favorable business climate, the location provides an ideal opportunity for a business owner seeking a dynamic and thriving market. Embrace the possibilities of this burgeoning environment in the heart of Lake Elsinore.



## PROPERTY HIGHLIGHTS

- 2,776 SF building with an additional 800 SF covered patio
- Built in 1982 Renovated in 2022
- Zoned CP
- Located on Ortega Hwy just as you come into Lake Elsinor.
- Cap Rate is based on Market rent of \$12,000 a month NNN
- Ringside Bar and Grill to be sold concurrently at \$379,000
- Business generates over \$1,000,000 in GSI
- Includes a Type 48 liquor license
- Seats 99 persons
- 10 beer taps, and 3 wells behind the bar
- Touchtunes jukebox
- Multiple Samsung Smart TVs
- Sound system with DJ set up
- Flat top grill
- Two fryers
- Pizza Oven







# LOCATION INFORMATION

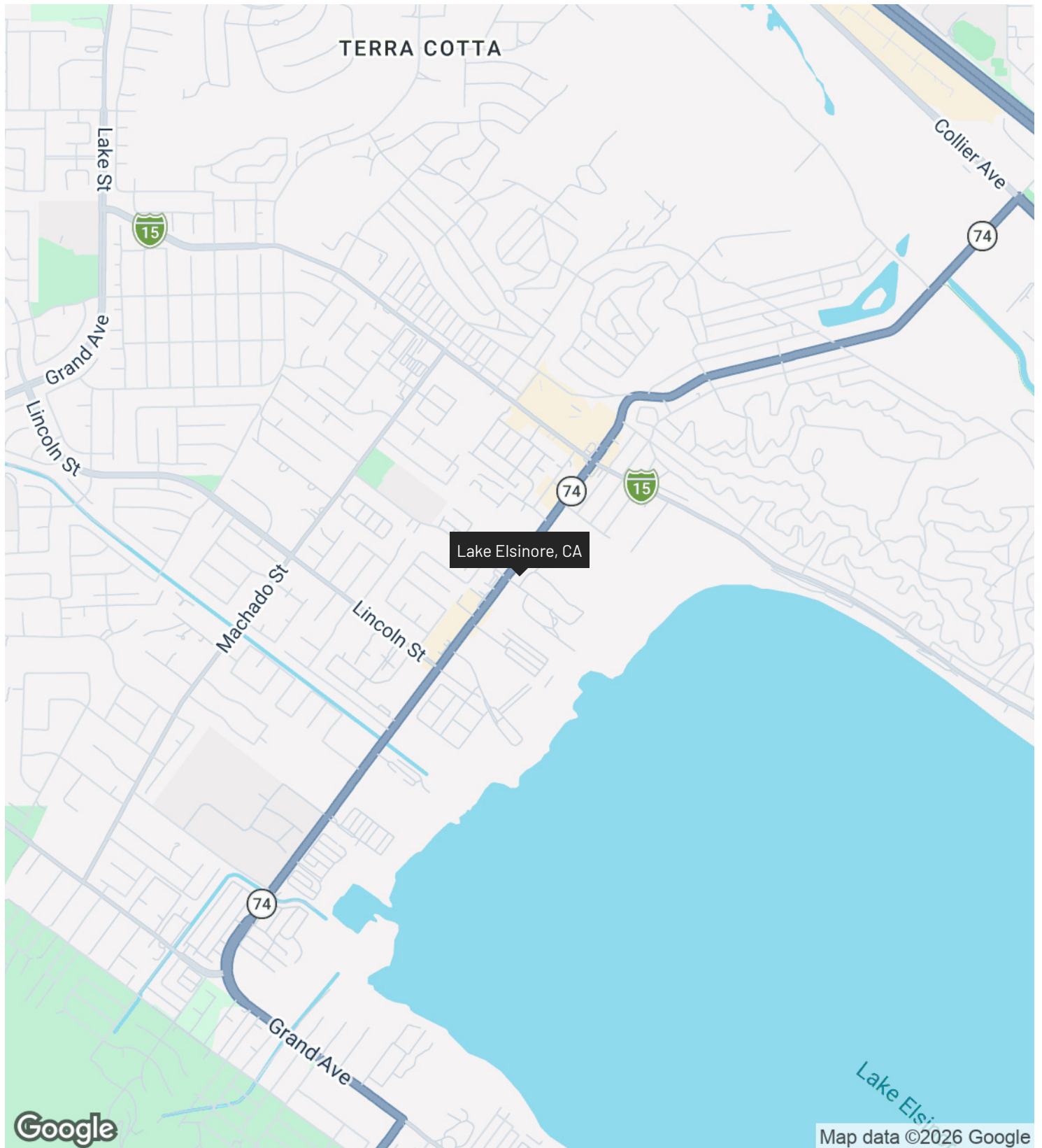
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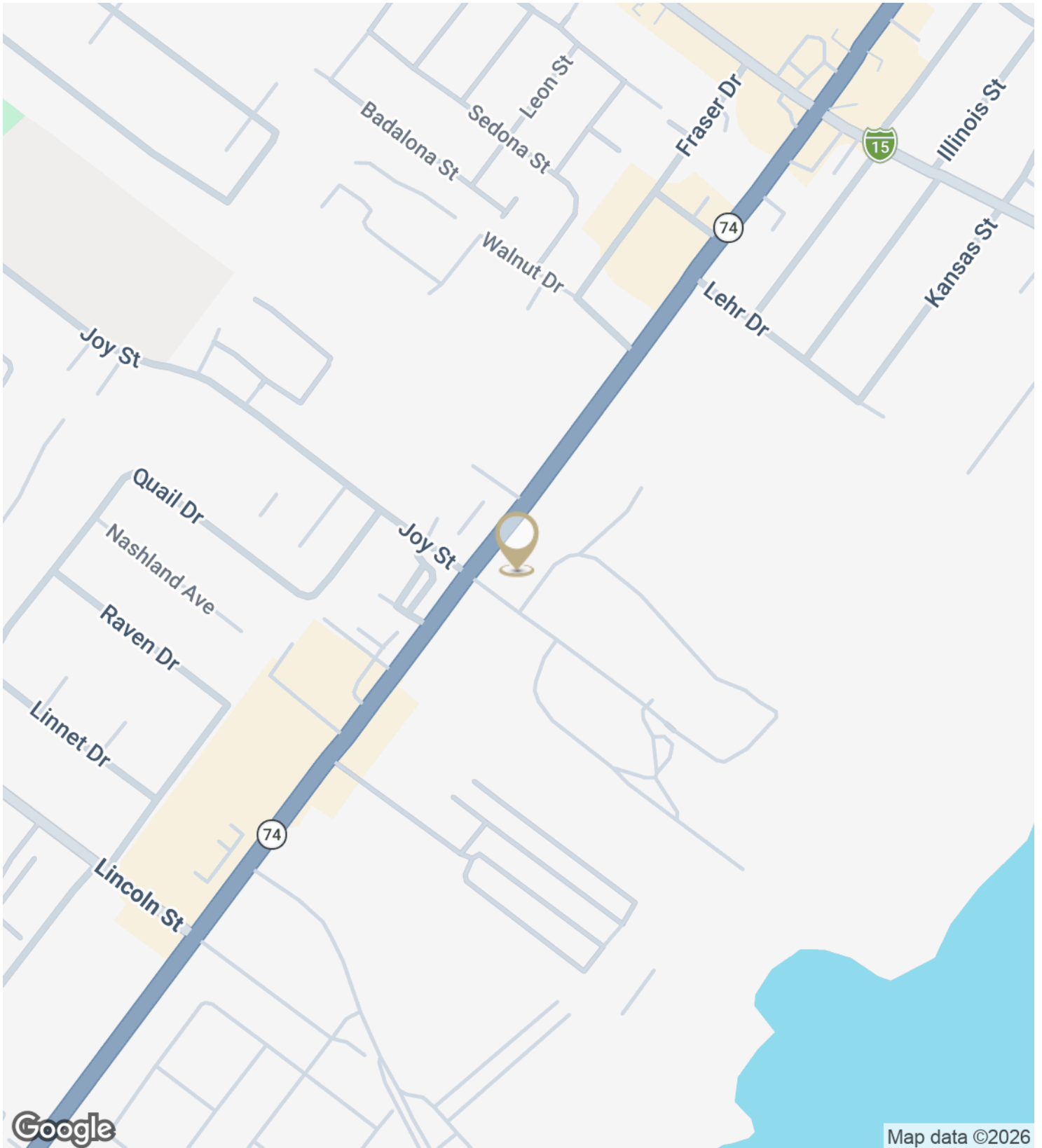
## SECTION 2











# FINANCIAL ANALYSIS

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## SECTION 3





## INVESTMENT OVERVIEW

## RINGSIDE BAR & GRILL

Price	\$1,759,000
Price per SF	\$634
GRM	12.22
CAP Rate	8.19%
Cash-on-Cash Return (yr 1)	8.19%
Total Return (yr 1)	\$144,000

## OPERATING DATA

## RINGSIDE BAR & GRILL

Gross Scheduled Income	\$144,000
Total Scheduled Income	\$144,000
Gross Income	\$144,000
Net Operating Income	\$144,000
Pre-Tax Cash Flow	\$144,000

## FINANCING DATA

## RINGSIDE BAR & GRILL

Down Payment	\$1,759,000
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## INCOME SUMMARY

## RINGSIDE BAR & GRILL

Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$144,000</b>

## EXPENSES SUMMARY

## RINGSIDE BAR & GRILL

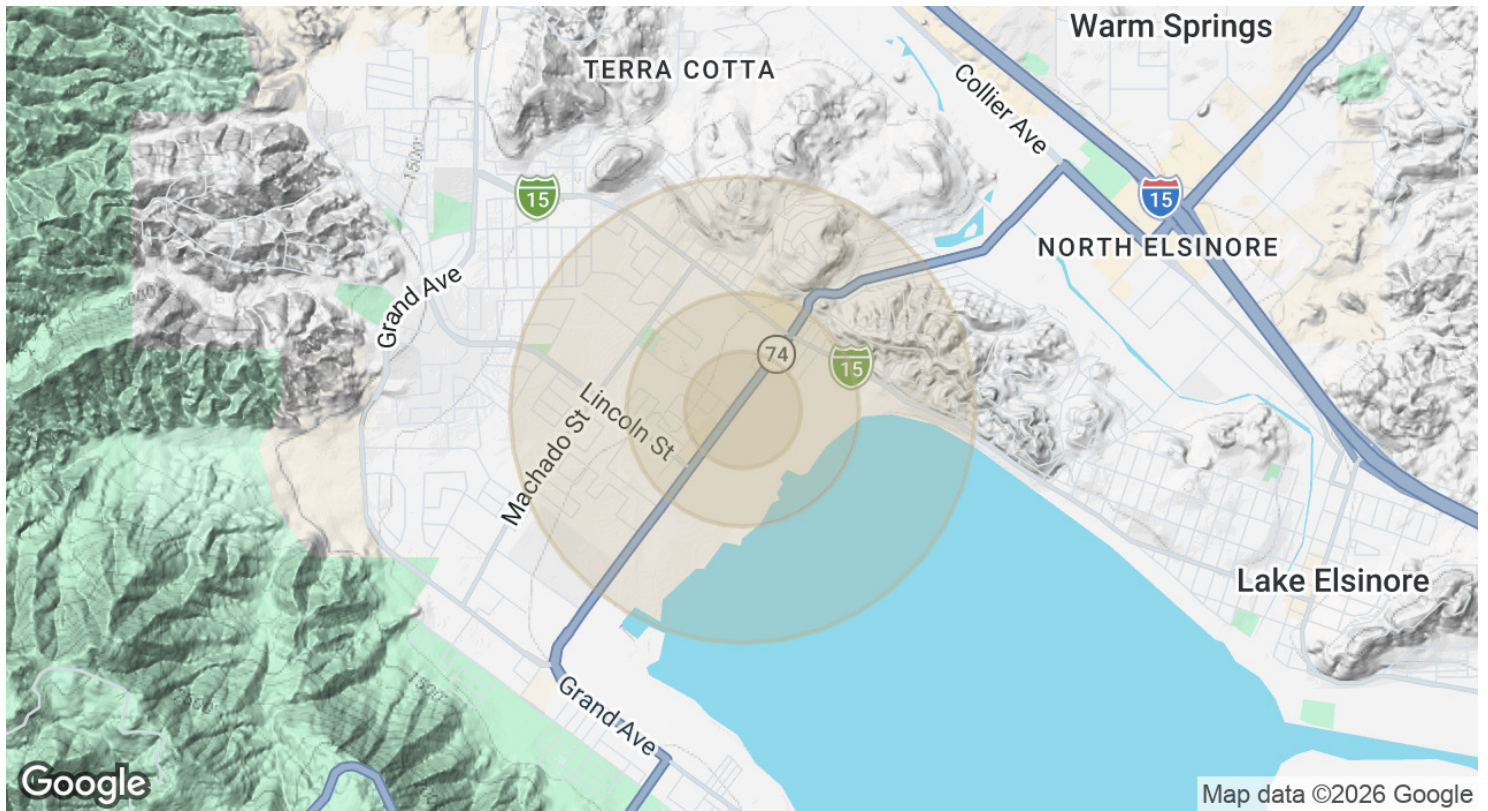
OPERATING EXPENSES	\$0
<b>NET OPERATING INCOME</b>	<b>\$144,000</b>



# DEMOGRAPHICS

## SECTION 4





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,204	5,068	12,378
Average Age	28.8	28.6	31.2
Average Age (Male)	27.8	26.9	30.1
Average Age (Female)	33.7	33.3	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,481	3,508
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$85,809	\$85,778	\$92,166
Average House Value	\$370,935	\$367,059	\$439,498

2023 American Community Survey (ACS)