

TURN KEY MEXICAN RESTAURANT

West Palm Beach, FL



FOR SALE | \$995,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

This family-owned Mexican restaurant, established in 1994, has been a beloved staple in the heart of Palm Beach County for over 30 years. It is known for their authentic Tex-Mex Cuisine, vibrant Mexican décor, warm ambiance, and excellent customer service. The restaurant uses the freshest meats, fish and poultry as well as locally-grown produce. It offers both indoor and outdoor seating so customers can enjoy the wonderful Florida weather. Fully equipped and turnkey, it is ready for a new owner to step in and continue its legacy of providing exceptional dining experiences.



PRICE	\$995,000
BUILDING SIZE	29,651 SF
BUILDING TYPE	Restaurant
ACREAGE	6.28 AC
FRONTAGE	626'
TRAFFIC COUNT	36,567
YEAR BUILT	1987
CONSTRUCTION TYPE	Reinforced Concrete
PARKING SPACE	Ample
ZONING	C-1A
LAND USE	Retail
PARCEL ID	02-43-44-31-00-000-5050

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ADDITIONAL INFORMATION

Key Features:

30+ Years of Success: Well-established, loyal customer base with a reputation for authentic Mexican dishes, consistently popular for dine-in, takeout, and catering.

Authentic Tex-Mex Cuisine: The menu offers a range of classic and innovative Tex-Mex and Mexican dishes, made with fresh ingredients and bold flavors that stand out in the local dining scene.

Full Separate Bar: A well-equipped bar serving a variety of margaritas, tequilas, and signature cocktails, attracting a strong after-work and evening crowd.

Outdoor Seating: Beautiful patio area ideal for guests to enjoy their meals in a relaxed, al fresco setting with the year-round Palm Beach weather.

Prime Location: Located in a highly trafficked area in Palm Beach County, the restaurant benefits from both local and tourist foot traffic, and a prime location near major roadways.

Authentic Mexican Décor & Furnishings: The restaurant features vibrant, traditional Mexican design elements including custom woodwork, colorful artwork, and rustic touches, creating an inviting, authentic atmosphere.

Turnkey Operation: Fully operational with a well-trained staff, established systems, loyal vendors, and a solid reputation for excellent service.

Financial Stability: Excellent books and records available to qualified buyers. Steady revenue stream with high potential for growth.

Potential for Growth: Plenty of opportunities to increase catering services, expand social media presence, and even explore delivery/takeout expansion to drive additional sales. Menu has not been repriced in several years

Financials:

Detailed financial information available to serious inquiries upon request.

Solid profit margins with ample room for increased revenue under new ownership.

Reason for Sale:

The current owners are looking to retire after three decades of successful operation. They are eager to pass this beloved Palm Beach institution on to a passionate and capable buyer who can take the restaurant to the next level.

Ideal Buyer:

Someone with experience in the restaurant or hospitality industry, especially those passionate about Mexican cuisine and culture.

A buyer with a vision to continue the tradition of quality while exploring new opportunities for growth.

Don't miss out on this rare chance to own a highly respected, turn-key restaurant in one of the most sought-after locations in Florida. This is more than just a business - it's a legacy waiting for the next owner to carry it forward!

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	11,903	1 Mile	\$76,901	1 Mile	40.2
3 Mile	143,864	3 Mile	\$80,881	3 Mile	37.3
5 Mile	359,145	5 Mile	\$82,305	5 Mile	41.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	12,253	1 Mile	\$61,538	1 Mile	39.1
3 Mile	147,591	3 Mile	\$62,190	3 Mile	36.8
5 Mile	371,585	5 Mile	\$60,537	5 Mile	41.4

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ZONING INFORMATION

District–C-1A Limited Commercial District.

(1) Permitted principal uses and structures:

- a. Business and professional offices;
- b. Financial institutions;
- c. Reserved;
- d. Reserved;
- e. Medical and dental clinics (outpatient only);
- f. Motels, hotels;
- g. Personal services (except massage parlors, dry cleaning);
- h. Planned unit development (upon review by board of adjustment and approval by City Council);
- i. Restaurants;
- j. Retail stores;
- k. Theaters;
- l. Veterinary (no outside kennel).

(2) Accessory uses: Outdoor seating and dining shall be a permitted accessory use in the C-1A zoning district pursuant to the following regulations:

- a. Only restaurants in the C-1A zoning district shall be permitted to have outdoor seating and dining facilities. Said facilities shall include chairs, benches, or bar type seating and may be located either on the sidewalk area fronting the particular restaurant or under a canopy area adjacent to the particular restaurant.
- b. Each restaurant shall be permitted on-site outdoor seating and dining facilities that can accommodate no more than four persons for every 600 feet of interior restaurant square footage. Outdoor tables placed in the sidewalk area fronting the restaurant shall accommodate no more than two persons each. Outdoor dining tables under a canopy area may accommodate

a reasonable number of persons in compliance with the regulations of this subsection.

- c. Subsection b, above notwithstanding, no restaurant shall place more than two permitted two-person outdoor dining tables in the sidewalk area fronting the restaurant.
- d. Outdoor dining tables placed on-site in areas other than the sidewalk area fronting the restaurant shall not interfere with on-site parking facilities or parking lot traffic patterns.
- e. Table umbrellas are prohibited; canopies are allowed if approved by the architectural committee.
- f. All outdoor seating and dining facilities, including design features and fixtures, must meet all applicable codes including but not limited to fire code and building code regulations, accessibility requirements, and ingress and egress requirements, must be approved by the architectural committee prior to operation of the facility.

(3) Special exceptions permissible by the board of adjustment:

- a. Churches;
 - b. Private clubs;
 - c. Pet stores;
 - d. Adult entertainment establishments (see art. V of [ch. 9](#), sections [9-80](#)–[9-94](#), for additional regulations).
- (4) Prohibited uses and structures:

- a. All uses and structures not of a nature specifically or provisionally permitted herein;
- b. Any use which the board of adjustment, on appeal, shall determine to be potentially noxious, dangerous or offensive to residents of the district or to those who pass on public ways by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter, or likely for other reasons to be incompatible with the character of the district;
- c. Manufacturing, distribution and wholesale operations including outside storage yards, truck terminals;
- d. Any outdoor display of merchandise.

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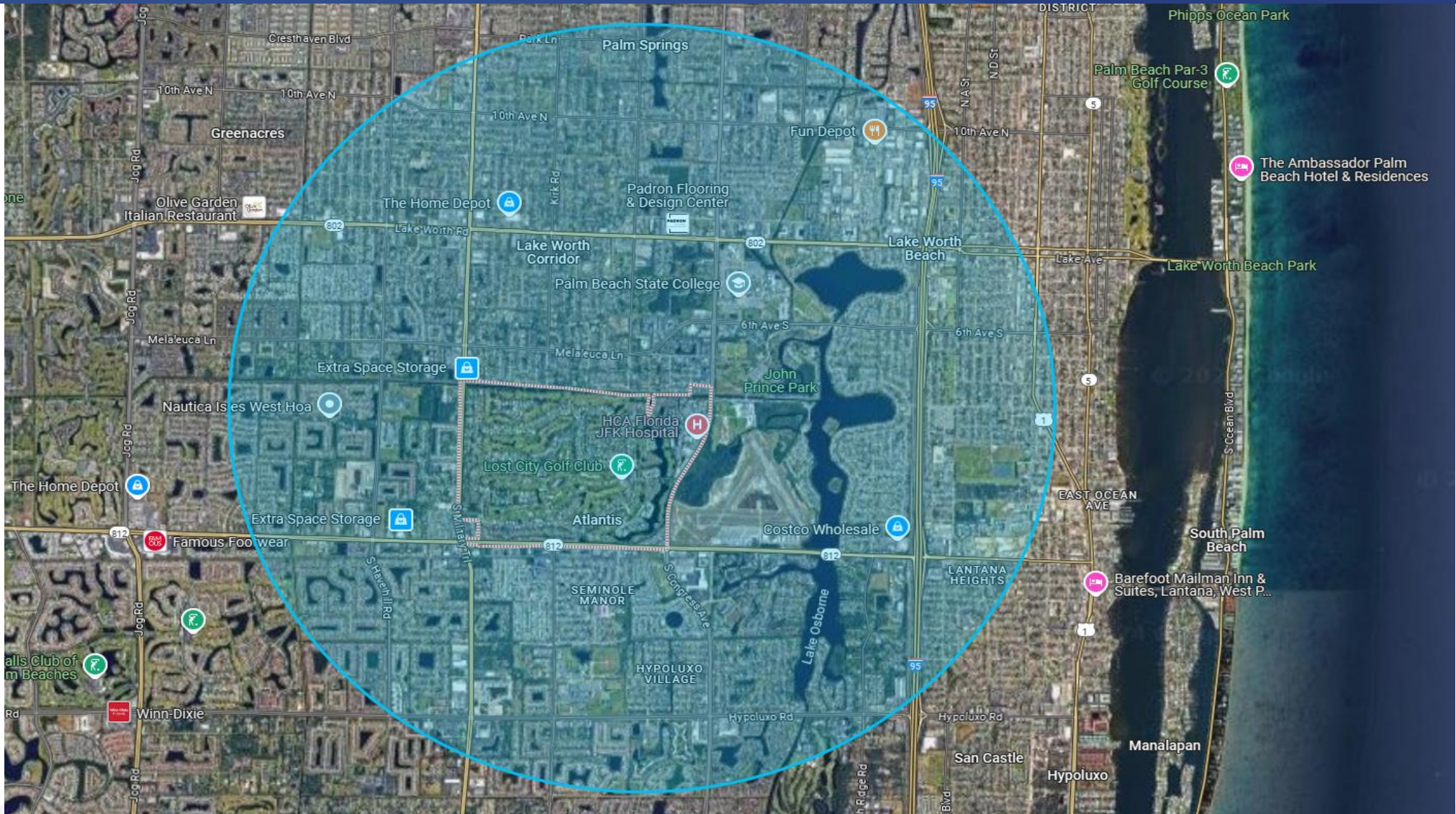
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TRADE AREA MAP



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