

Absentee-Run Bubble Tea Franchise Near UCI — Systems in Place

Irvine, CA (Orange County)

Updated



Asking Price:

 \$139,000



Established:

2021

Asset Sale Description

Established Irvine location with loyal customer base, modern ordering tech, dual food-court/inline setup, and efficient part-time staffing WITH DUAL REVENUE STREAMS. Snackpass + kiosk ordering.

Recognized brand, strong online reviews, turnkey operations, transferable lease, and built-in student + local customer demand

BUSINESS OVERVIEW

Turnkey bubble tea franchise operation in high-traffic Irvine retail complex, featuring dual format capability (food court + inline storefront). Established customer base with 4.1-star rating across 180+ Yelp reviews demonstrates consistent service quality and customer satisfaction.

OPERATIONAL METRICS

- Location: 375 sq ft within 4,000 sq ft food court complex
- Proximity: 2.5 miles from UCI campus, targeting key demographic
- Staffing: 6 dedicated part-time employees (optimized labor structure)
- Menu: 10 unique tea varieties with customizable options driving repeat business
- Technology Integration: Kiosk ordering system + mobile platform (Snackpass)

FINANCIAL STRUCTURE

- Base Rent: \$3,824.54/month
- CAM + Additional Charges: \$312.71/month
- Total Monthly Occupancy Cost: \$4,137.25
- Lease Term: Through 10/31/26 with extension options
- Security Deposit Recovery: \$4,333.21 at closing
- Rent-to-Revenue Ratio: Competitive for high-traffic retail location

COMPETITIVE ADVANTAGES

- Dual Format Resilience: Independent inline capability reduces food court dependency risk
- Established Brand Recognition: Local market penetration with loyal customer base
- Operational Efficiency: Average service time under 5 minutes per customer review data
- Strategic Location: High-visibility placement in established retail hub
- Technology Integration: Modern ordering systems enhance customer experience and operational efficiency

MARKET POSITIONING

Bubble tea segment continues strong growth trajectory, particularly in Asian-American communities and younger demographics. Location benefits from proximity to educational institutions and established residential base.

INCLUDED ASSETS

- Complete equipment package: brewing systems, refrigeration, POS/kiosk technology
- Existing supplier relationships and operational procedures
- Trained staff and established workflows
- Digital ordering platform integrations
- Transferable lease with favorable terms

TARGET BUYER PROFILE

Ideal for absentee owner seeking established food service operation with proven systems and growth potential. Requires qualified buyer with restaurant/franchise experience.

DUE DILIGENCE REQUIREMENTS

Confidentiality agreement and proof of funds required prior to financial disclosure. Staff unaware of sale – direct inquiries prohibited.

This opportunity represents an established revenue-generating asset with operational systems, brand recognition, and strategic location advantages in a growing market segment.

Detailed Information

Reason for Selling: Owners are retiring.

Business Location

Location: Irvine, CA



Know the True Market Value Before You Make an Offer
Get valuation data to negotiate with confidence.



Asset Sale Listed By:
Secret HQ, Inc.

 424-419-3136

 Voice only (no SMS)

Memberships & Certifications:

CABB

Ad#:2418098

 [Report an issue with this listing](#)

©2026 CoStar Group
