A RARE HOSPITALITY OPPORTUNITY

A restaurant above the ordinary.

PEPEZ SEAFOOD & GRILL

Playa Tambor • Bahía Ballena • Costa Rica

ASKING PRICE $395,000



THE INVESTMENT CASE

An established experience, ready for its next chapter.

Acquire an operating restaurant business with a distinctive hillside setting overlooking Bahía Ballena.

01	**Operating platform**	Established dining concept and existing physical infrastructure
02	**Destination setting**	Ocean-view terrace above the coastline of Playa Tambor
03	**Recognized identity**	Mexican culinary heritage and existing guest reputation

A DESTINATION WITH A VIEW

Above Bahía Ballena. Close to the coast.

Playa Tambor • Cóbano • Puntarenas • Southern Nicoya Peninsula



LOCATION ADVANTAGE

The elevated terrace makes the surrounding landscape part of the dining experience.

The sale is of the restaurant business and associated rights/assets, subject to verification—not ownership of the underlying land.

PURPOSE-BUILT HOSPITALITY

More than a dining room.

Physical improvements, equipment, and operating setup developed over approximately 18 months.







SOCIAL PROOF

A brand guests already know.

A story that began in Puebla, Mexico—and found a new home above Playa Tambor.

4.8

GOOGLE RATING

288 reviews shown on the Pepez website, verified there in August 2026.



WAYS TO GROW

Build on the existing foundation.

Potential initiatives for a buyer to evaluate—not commitments or guaranteed results.

Private events

Celebrations, small weddings and corporate gatherings

Guest experience

Sunset dining, curated evenings and special menus

Distribution

Partnerships with lodging operators and local tourism providers

Revenue management

Menu engineering, targeted marketing and cost discipline

ASKING PRICE & TRANSACTION

An opportunity priced at $395,000.

An established restaurant business offered for acquisition, operating on leased land.

BUSINESS OPPORTUNITY

Established restaurant

ASKING PRICE

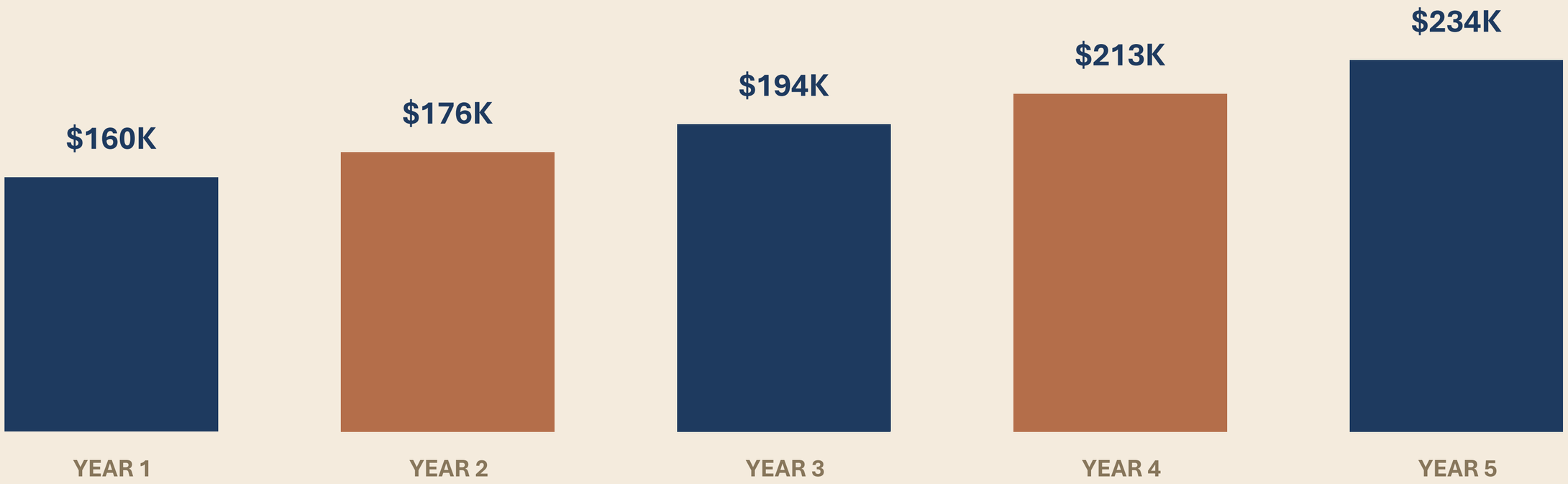
$395,000

The sale concerns the restaurant business and agreed transferable assets, not ownership of the underlying land. Lease assignment or renewal is subject to the landlord and applicable terms.

FIVE-YEAR REVENUE SCENARIO

What 10% annual growth could look like.

Illustrative model only • USD revenue • Year 1 baseline: $160,000 • Not a management forecast



Assumes a constant 10% year-over-year increase in revenue; excludes expenses, seasonality, capex, taxes and financing.

FUTURE AREA DEVELOPMENT

Potential tailwinds—not promises.

Local infrastructure and residential activity may support longer-term demand, subject to project execution.

PROPOSED MARINA TAMBOR

As of October 2026, the marina remains in environmental review and has not secured environmental viability. No construction completion or economic benefit is assumed.

LOS DELFINES VICINITY

Nearby residential and condominium development is a potential source of future local demand. Specific projects, permits, and timelines require independent verification.

Marina reporting: Delfino.cr, Oct. 13, 2026. Buyer should independently validate all area-development claims.

THE NEXT CHAPTER STARTS HERE

Experience the view.
Explore the opportunity.

ASKING PRICE

$395,000 USD

Contact: pepezcostarica@gmail.com | +506 6387 4412

www.pepezcostarica.com

TRANSACTION NOTE: Restaurant business on leased land. Land title is not included. Lease assignment/extension, improvements, equipment, brand rights, licenses, and liabilities require written confirmation and due diligence.