



AMBER ROCK

PROPERTIES

King Bistro - San Diego

Chinese Restaurant

Asset Sale

King Bistro

4957 Diane Ave

San Diego CA 92117



BUSINESS SUMMARY

This is a rare asset sale opportunity to purchase a spacious ~2400 sf multi generational restaurant with extremely favorable below market rental terms (\$3804.71 base rent with very low 2% annual increases) built into a long term lease expiring in May 2030. Operated as a Chinese restaurant for two decades, this location is only a block away from Clairemont Mesa Blvd and is situated directly across the primary entrance of the vibrant Diane Village shopping center. The restaurant features a large and fully equipped commercial kitchen with two Type 1 hoods, four wok burners, two commercial ranges, refrigerators, freezers and an employee restroom. The dining space features a large dining space, a private dining area with a removable wall, a large front patio, two restrooms and ample shared parking spaces in the shared lot behind the restaurant.



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BUSINESS HIGHLIGHTS

Asking \$150,000

~2400 square feet (approximation, buyer to verify)

Large enclosed patio for additional seating

Space has been used as a restaurant for over 30 years

Below market rent \$3,954.71 (\$3,804.71 Gross Rent + \$150 Garbage)

Long term lease expiring May 31st, 2030 with favorable 2% annual increases built in

Two Type 1 hoods

Four burner wok station

Frying station with 2 friers

2 commercial four burner range/ovens

Dishwashing station

2 two door refrigerators

1 three door refrigerators

2 standing freezers

Stainless steel work tables

Two customer bathrooms

One employee bathroom

One commercial slicer

Large private dining room with removable wall

Large shared parking lot in back



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COMMUNITY INFORMATION

Clairemont Mesa is a large neighborhood in North San Diego. With a population of 81,600 and a median annual household income of \$123,140 the area is considered an affluent and dense suburban area.

Located only 10 miles from Downtown San Diego and 7 miles from La Jolla, Clairemont Mesa offers close proximity to the highlights of the San Diego region.

Alongside Kearny Mesa which is adjacent, the area is becoming a major hub known for a diverse culinary selection of Asian and Latino restaurants, markets and food destinations.

Population: 81,600

Households: 17,400

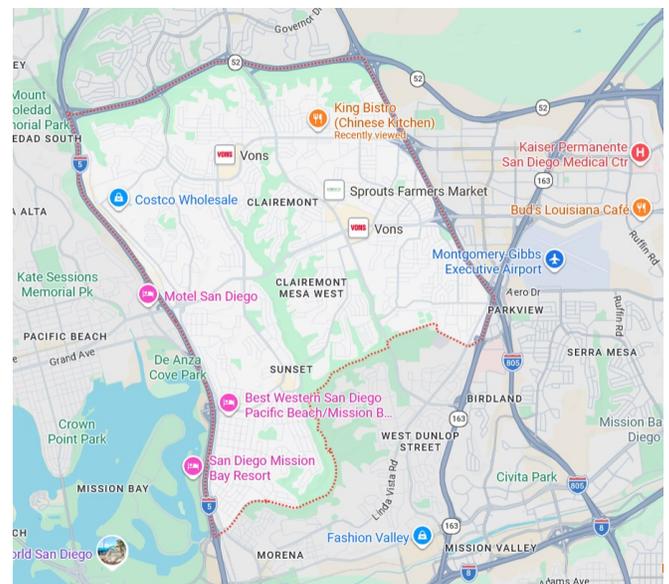
Median Household Income:

\$123,140

Location:

10 miles from Downtown San Diego

Major restaurant hub







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CONTACT INFORMATION



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Amber Rock Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. It is the buyer's responsibility to investigate any and all issues to their satisfaction.