



AMBER ROCK
PROPERTIES

KING BISTRO

SAN DIEGO, CALIFORNIA

RESTAURANT ASSET SALE OPPORTUNITY



CHINESE RESTAURANT



ASSET SALE



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.

PROPERTY SNAPSHOT



ASKING PRICE
\$125,000



SIZE
~2400 SQUARE FEET
(APPROXIMATION, BUYER TO VERIFY)



LEASE EXPIRATION
MAY 31ST, 2030



BASE RENT
\$3,804.71
(\$3,804.71 GROSS RENT + \$150 GARBAGE)



TYPE 1 HOODS
TWO



PATIO
LARGE ENCLOSED PATIO
FOR ADDITIONAL SEATING



PARKING
AMPLE SHARED PARKING
IN THE SHARED LOT BEHIND THE RESTAURANT



BUSINESS HIGHLIGHTS



KITCHEN & EQUIPMENT

- Two Type 1 Hoods
- Four Burner Wok Station
- Frying Station with 2 Fryers
- 2 Commercial Four Burner Range/Ovens
- Dishwashing Station
- One Commercial Slicer
- Stainless Steel Work Tables



REFRIGERATION

- Two Double-Door Refrigerators
- One Triple-Door Refrigerator
- Two Standing Freezers



DINING AREA

- Large Main Dining Room
- Private Dining Room with Removable Wall
- Large Enclosed Patio for Additional Seating



RESTROOMS

- Two Customer Restrooms
- One Employee Restroom

FEATURE SNAPSHOT



ASKING PRICE

\$99,000



SIZE

~2,400 SF
(APPROXIMATION, BUYER TO VERIFY)



LEASE

Expires May 31, 2030



BASE RENT

\$3,954.71 / month
(\$3,804.71 GROSS RENT + \$150 GARBAGE)



OPERATING HISTORY

Restaurant Location
for 30+ Years



PARKING

Large Shared
Parking Lot



OUTDOOR SEATING

Large Enclosed Patio

INCLUDED ASSET HIGHLIGHTS



Favorable below-market lease



Long-term lease through May 2030



2% annual rent increases



Fully equipped commercial kitchen



Turn-key restaurant opportunity



Excellent Clairemont Mesa location



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



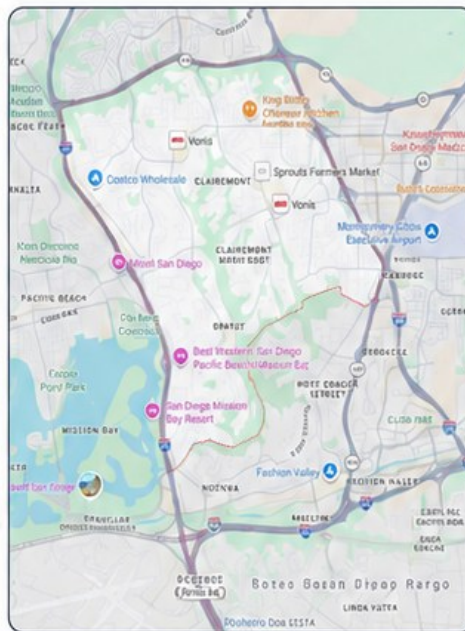
HOUSEHOLDS:
17,400



MEDIAN HOUSEHOLD INCOME:
\$123,140



LOCATION:
10 miles from Downtown San Diego
7 miles from La Jolla
Major restaurant hub



KEY HIGHLIGHTS



POPULATION
81,600



HOUSEHOLDS
17,400



MEDIAN HOUSEHOLD INCOME
\$123,140



LOCATION
10 miles from
Downtown San Diego
7 miles from La Jolla



MAJOR RESTAURANT HUB
A diverse culinary destination featuring Asian and Latino restaurants, markets, and food destinations.

KEY ASSET HIGHLIGHTS



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2% annual rent increases



Fully equipped commercial kitchen



Turn-key restaurant opportunity



Excellent Clairemont Mesa location





AMBER ROCK
P R O P E R T I E S

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.