

Infuzion Zone

Lazer Tag & Arcade



OFFERING SUMMARY

Location

For additional information

Complete the Confidentially Agreement (NDA) by using the link below

BashirTariq.com/nda-form

Offering Summary

Price **\$880,000**

Building Size 10,500 SF

Business Opened 2019

Lease Term

Lease Term	10 years	New Lease
Rent	\$12,685	Current rent



INVESTMENT HIGHLIGHTS

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"Step into a world of heart-pounding laser tag battles, mind-bending virtual adventures, and classic arcade thrills at Infuzion Zone, Chino Hills' premier entertainment destination.

Opened in 2019, this haven for fun offers unforgettable experiences for all ages, from solo adventurers to large groups celebrating special occasions. Challenge your friends and family in pulse-racing laser tag arenas, explore fantastical worlds in cutting-edge VR, or conquer beloved arcade games. Whether you're seeking birthday party magic, team-building camaraderie, or simply a walk-in day of laughter and connection, Infuzion Zone's immersive playground promises memories that last."

EXECUTIVE SUMMARY

Infuzion Zone is a well-established indoor family entertainment center strategically located in the affluent and highly desirable Chino Hills trade area. The facility features laser tag, arcade games, virtual reality attractions, indoor playground activities, birthday parties, private events, corporate events, youth group functions, and fundraising programs.

The business serves Chino Hills, Chino, Eastvale, Diamond Bar, Ontario, Corona, Pomona and surrounding communities and has built strong brand recognition as a family-focused entertainment destination.

This opportunity offers an investor or owner-operator the ability to acquire a unique experiential entertainment business in one of Southern California's strongest family-oriented demographics with upside potential through expanded marketing, memberships, school partnerships, corporate events, and private buyout functions.

KEY ADVANTAGES

- Established entertainment concept
- Strong family demographics
- Event and party driven business
- Opportunity to expand operating hours
- Growth potential through marketing and memberships
- Prime Chino Hills location
- Multiple revenue streams
- Scalable event business
- Repeat customer base potential

IDEAL FOR BUYERS

Owner-operators
Hospitality groups
Investors seeking experiential retail concepts

Family entertainment operators
Franchise operators

Event venue operators
Multi-unit entertainment operators
Buyer's in similar line of Business



Business Highlights

- **Indoor Family Entertainment Center**
- Laser Tag Arena
- Virtual Reality Attractions
- Arcade Games
- Indoor Playground Area
- Birthday Party Packages
- Corporate & Team Building Events
- Private VIP Facility Buyouts
- School & Youth Group Events

Facility Features

- **Approximately 10,000 SF of indoor Entertainment Space**
- Laser Tag Arena
- Virtual Reality Attractions
- Arcade Games
- Indoor Playground Area
- Birthday Party Packages
- Corporate & Team Building Events
- Private VIP Facility Buyouts

Business Model

- **Multiple Revenue Streams**
- Walk-in entertainment
- Birthday party packages
- Corporate events
- Group events
- School functions
- Private events
- Arcade game revenue
- VR experiences
- Food & beverage sales

Location Overview, Market Demand and Hours of Operation

- **Prime Chino Hills Parkway**, highly traveled convenient access to:
 - CA-71 Freeway
 - SR-60 Freeway
 - Major retail corridors
 - Residential master-planned communities
- **Nearby Communities includes:**
 - Chino Hills
 - Chino, Eastvale,
 - Diamond Bar,
 - Ontario,
 - Pomona
 - Corona
- **Growing Experiential Entertainment Industry**
 - Interactive entertainment
 - Family experiences
 - Group activities
 - Indoor recreation
 - Social entertainment venues
- **Entertainment Center Benefits From**
 - Strong family demographics, Dense residential population
 - Limited direct competition in the immediate area
 - High repeat customer potential
 - Event-driven recurring revenue
- **Hours of Operation**
 - Monday - Tuesday Private Events
 - Wednesday - Thursday 2pm -7pm
 - Friday - Saturday 12pm - 9pm
 - Sunday 12pm - 7pm

INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



GAMEROOM VIEWS



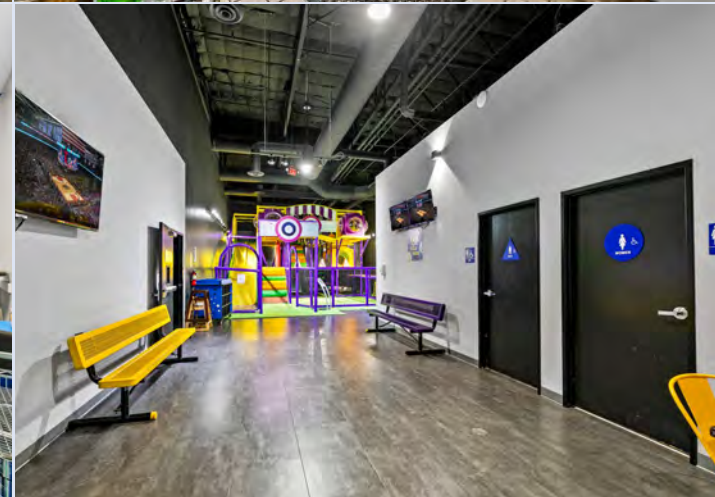
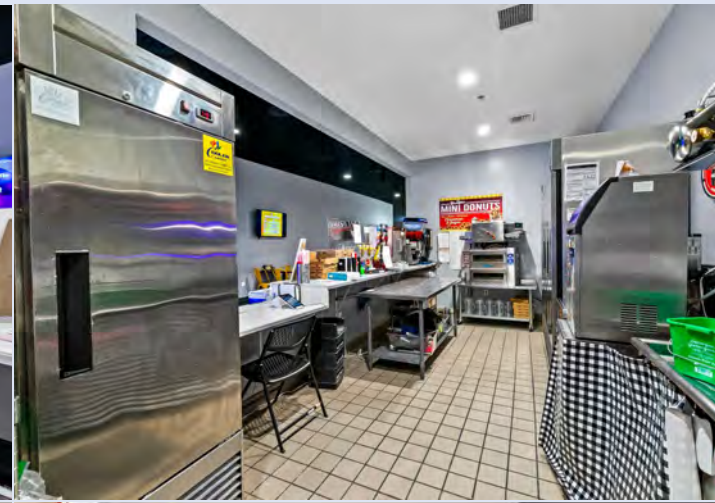
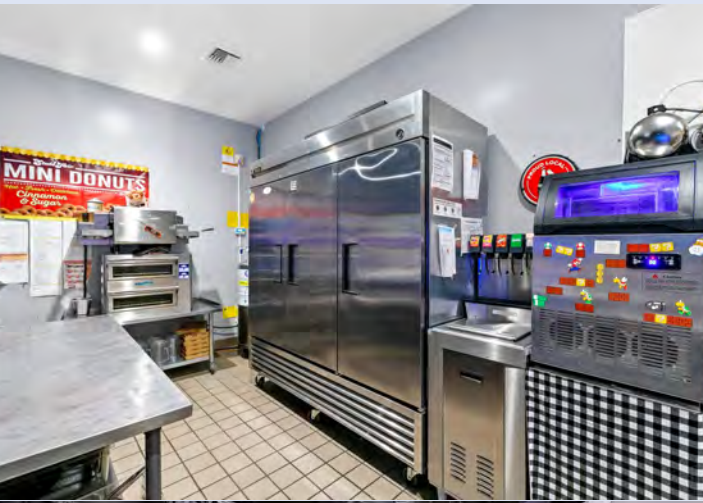
INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



KITCHEN FOOD AREA VIEWS



EXTERIOR - INTERIOR VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	95,363	232,662	1,014,393
	Median Age	39.5	38.8	38.5
	Bachelors' Degree Higher Education	39%	31%	32%
INCOME				
	Average House Income	\$140,595	\$133,167	\$132,425
HOUSING				
	Median Home Value	\$775,536	\$752,158	\$770,073
	Median Home Year Built	1986	1985	1981
HOUSEHOLDS				
	2025 Households	29,645	68,619	306,296
	Average Household Size	3.1	3.3	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	67%		
	Renter Occupied Households	33%		
DAYTIME EMPLOYMENT				
	Employees	44,785	69,459	366,381
	Businesses	5,269	8,620	46,357
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	71 Express Way	Chino Hills Pkwy SE	102,736	2025
	Chino Vally Fwy	Pipeline Ave NW	84,885	2025
	Chino Hills Pkwy	Chino Valley Fwy W	79,084	2025
	71	Pipeline Ave NW	85,713	2025

SNAPSHOT



232,662

POPULATION 5 mile



\$133,167

INCOME 5 mile



\$752,158

HOME VALUE 5 mile



84.885

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

CHINO HILLS: Chino Hills is located in the southwestern corner of San Bernardino County, positioned between Los Angeles, Orange County, and the Inland Empire. It is known for its rolling hills, upscale residential communities, parks, and convenient freeway access.

Approximate Distance From Major Cities

- Los Angeles — approximately 35–40 miles west
- Anaheim — approximately 20 miles southwest
- Irvine — approximately 30 miles south
- Riverside — approximately 25 miles east
- Ontario — approximately 15 miles north
- San Bernardino — approximately 30 miles northeast
- Las Vegas — approximately 240 miles northeast

Transportation Access

Chino Hills has strategic access to several major Southern California freeways:

- State Route 71
- State Route 91
- State Route 60
- Interstate 15 nearby

This central location provides convenient access to Los Angeles, Orange County, San Diego, and the Inland Empire markets.

Brief History

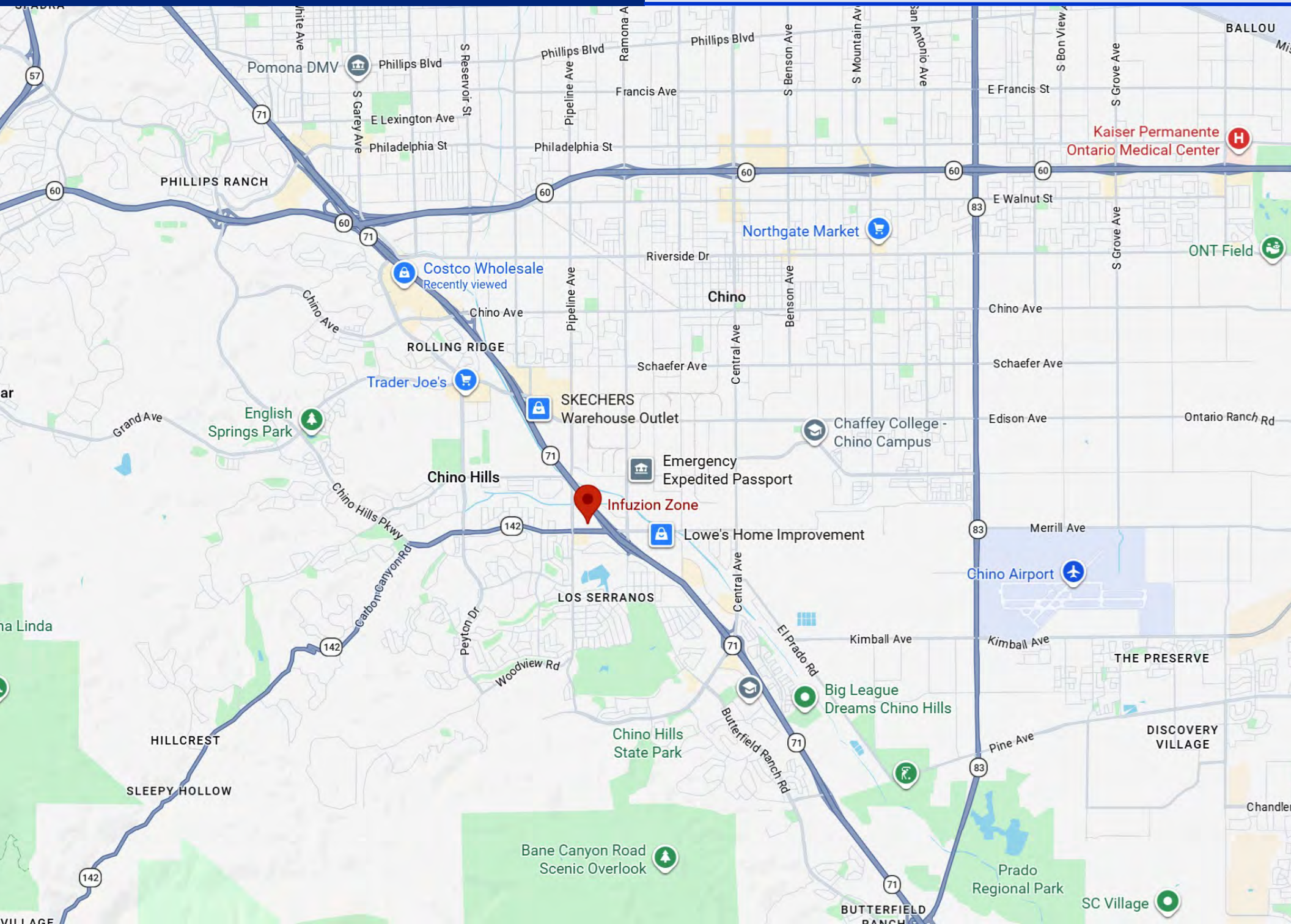
Chino Hills was originally part of Spanish and Mexican land grants used primarily for cattle ranching and agriculture. During the late 1800s and early 1900s, the area became known for farming, livestock, and dairy operations connected to the greater Chino Valley region.

Rapid residential and commercial development began in the 1980s and 1990s as families and businesses moved east from Los Angeles and Orange County seeking larger properties, better schools, and suburban growth opportunities. Chino Hills officially incorporated as a city in 1991.

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGIONAL MAP



Presented By:



Bashir Tariq

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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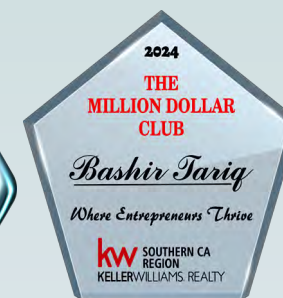
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- Auto Service Centers
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