

Solo Hot Pot Restaurant **Diamond Bar**

Chinese Hot Pot and Japanese Shabu - Shabu



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DRE# 01851484



OFFERING SUMMARY

Location

SOLO HOT POT

958 N Diamond Bar Blvd
Diamond Bar, CA 91765

Offering Summary

Price	\$108,000
Year Opened	2023
Building	1,550 sf
Lease	8 years
Rent	\$3,808 per mo.

Business Description and Highlights

Solo Hot Pot - Asian Fusion Hot Pot Restaurant

Unique combination of Chinese Hot Pot and Japanese Shabu-Shabu opened in mid July 2023, serving finest food and beverages. The Restaurant is located in community shopping center and near busy bowling alley. Sales are still growing.

Increase your sales instantly by opening 7 days.

Currently closed on Mondays

Since opening of the restaurant, Seller has installed and upgraded the restaurant with the following additions.

- New 14 ft hood with - New exhaust fan - New Grease Trap
- Make up cooler, Walk in Fridge, New AC, Water heater



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	38,483	278,898	1,246,760
	Median Age	37.5	38	37.7
	Bachelors' Degree Higher Education	40%	33%	28%
INCOME				
	Average House Income	\$115,991	\$111,035	\$108,612
HOME VALUE				
	Median Home Value	\$684,925	\$687,288	\$639,989
	Median Home Year Built	1979	1977	1972
HOUSEHOLDS				
	2023 Households	10,819	79,853	363,627
	Average Household Size	3.2	3.4	3.3
	Average Household Vehicles	2	2	2
TRAFFIC		Traffic	Year	
	N Diamond Bar Blvd & Highland Valley	13,832	2018	
	N Diamond Bar Blvd & Soltaire St E	20,479	2022	
HOUSING OCCUPANCY				
	Owner Occupied Households	70%		
	Renter Occupied Households	30%		

SNAPSHOT



278,898

POPULATION 5 mile



\$111,035

INCOME 5 mile



\$687,288

HOME VALUE 5 mile



13,832

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

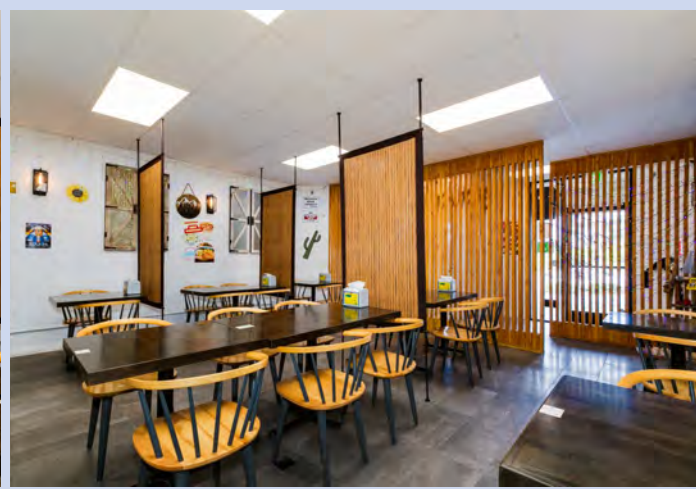
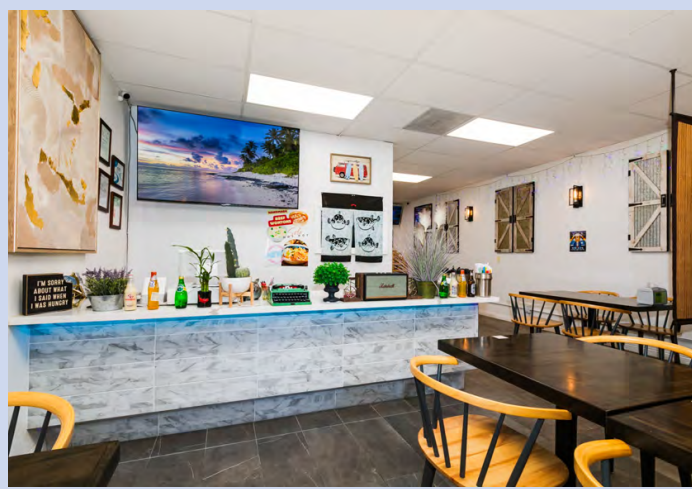
Solo Hot Pot Exterior Views



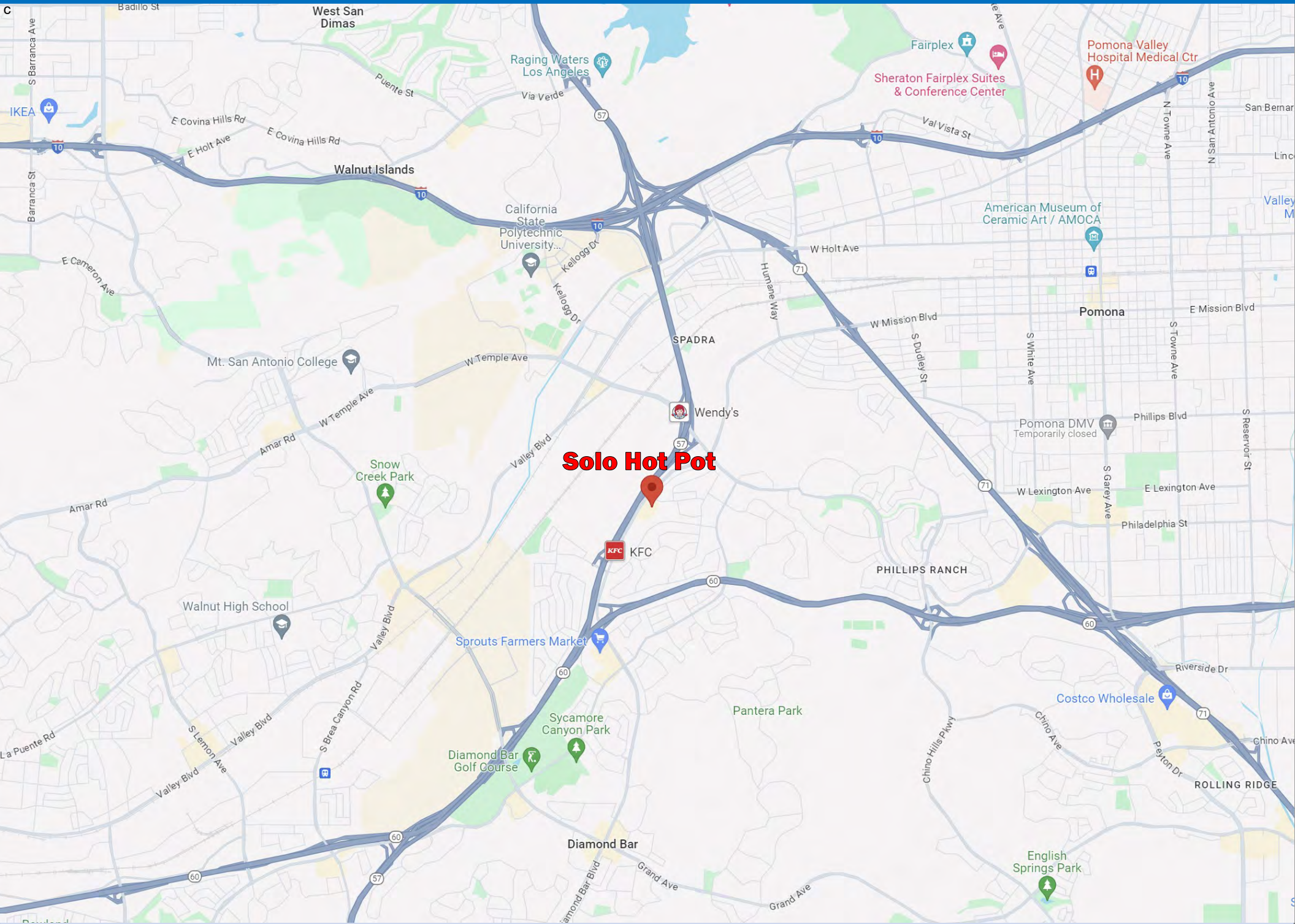
Solo Hot Pot Interior - Exterior & Aerial Views



Solo Hot Pot Interior Views



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



Bashir Tariq

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Business Sales and Commercial Real Estate

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

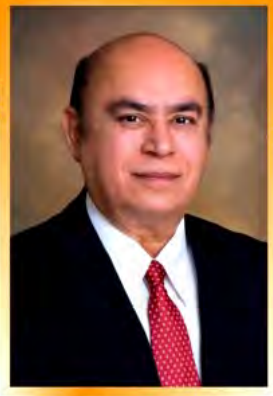
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AGENT**



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