



**Wendy's**

2201 N BELLFLOWER BLVD  
LONG BEACH, CA



OFFERING  
MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





## CONTENTS

**03** EXECUTIVE OVERVIEW

**04** FINANCIAL OVERVIEW

**12** TENANT OVERVIEW

**13** AREA OVERVIEW

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# EXECUTIVE OVERVIEW



## **TROPHY WENDY'S NEAR CAL STATE LONG BEACH | BRAND NEW 20 YEAR LEASE | SEASONED LOCATION WITH PLANNED REMODEL BY 2021**

- » Irreplaceable, southern California single tenant investment opportunity
- » Seasoned Wendy's Trophy Location for sale - Los Angeles County
- » Wendy's has operated at the location for approximately 40 years
- » Brand new 20 year lease with two 10 year options which is incredibly rare
- » 10% rental increases every 5 years including in the 10 year options
- » Absolute NNN lease with absolutely no landlord responsibilities



## **CLOSE PROXIMITY TO CAL STATE UNIVERSITY OF LONG BEACH | LESS THAN A MILE AWAY**

- » Over 37,000 students are enrolled at the University, with a staff of approximately 2,200
- » Subject property is located within close proximity to Long Beach State which is the third largest campus of the 23 school Cal State University system. It is also located across the street from a Target anchored shopping center and a block from the 405 freeway
- » Nearby Long Beach Airport | Approximately 3 miles from the subject property and serves over 2.8 Million Passengers and Operates 275,000 flights annually
- » The Subject site is in a prime location to service the Community Hospital of Long Beach (208 beds)
- » Close proximity to Long Beach Hospital and Kaiser Permanente. Also nearby the 405 Freeway and Pacific Coast Highway



## **DENSE DEMOGRAPHICS IN AFFLUENT 5-MILE TRADE AREA**

- » Robust demographics – 558,561 people reside within 5 miles with an average household income of \$101,086
- » 205,748 people reside within 3 miles with an average household income of \$108,713
- » 23,080 people reside within 1 mile with an average household income of \$109,656
- » Fantastic Demographics and traffic counts of more than 55,000 cars per day and over 234,000 employees support the trade area
- » Massive residual value in Real Estate – location had interest from other tenants offering to pay higher rent
- » Extremely High Barriers to Entry Market

## SECTION 2

# FINANCIAL OVERVIEW

### INVESTMENT SUMMARY

» <b>PROPERTY ADDRESS</b>	2201 N Bellflower Blvd Long Beach, CA 90815
» <b>OFFERING PRICE</b>	\$6,250,000
» <b>CAP RATE</b>	4.00%
» <b>CURRENT NOI</b>	\$250,000
» <b>BUILDING SIZE</b>	±2,404 SF
» <b>TOTAL LAND AREA</b>	±0.52 Acres
» <b>YEAR BUILT</b>	1977

### PARCEL MAP



SITE PLAN



## ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	CAP
Current thru 5/31/24	\$20,833.33	\$250,000	4.00%
6/1/24 - 5/31/29	\$22,916.67	\$275,000	4.40%
6/1/29 - 5/31/34	\$25,208.33	\$302,500	4.84%
6/1/34 - 5/31/39	\$27,729.17	\$332,750	5.32%
Option 1 - 5/31/44	\$30,502.08	\$366,025	5.86%
6/1/44 - 5/31/49	\$33,552.29	\$402,628	6.44%
Option 2 - 5/31/54	\$36,907.52	\$442,890	7.09%
6/1/54 - 5/31/55	\$40,598.27	\$487,179	7.79%

### Tenant Summary

Tenant Trade Name	Wendy's Inc.
Type of Ownership	Fee Simple
Lease Guarantor	*Eddie Cheng Corporation
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Rent Commencement	Est. 6/1/19
Lease Expiration Date	5/31/39
Term Remaining	±20 Years
Increases	10% Every Five Years
Options	Two (2), Ten (10) Year Options
Building Size	±2,404 SF
Lot Size	0.52 Acres

\*Tenant is also providing a personal guarantee





## REMODEL PLANS



**\*Remodel planned between now and 2021**





CAL STATE LONG BEACH -  $\pm 1$  MILE  
 $\pm 37,500$  STUDENTS

sears

TJ-maxx

LA FITNESS

BIG  
LOTS!

TRADER  
JOE'S

TARGET

CHRONIC  
TACOS

STARBUCKS

CHASE

BANK OF AMERICA

CVS

Memorial  
Medical Group

WELLS  
FARGO

THE GOLDEN  
P  
PIZZERIA

ihop

76

See's  
CANDIES

Hof's Hut  
RESTAURANT & BAKERY

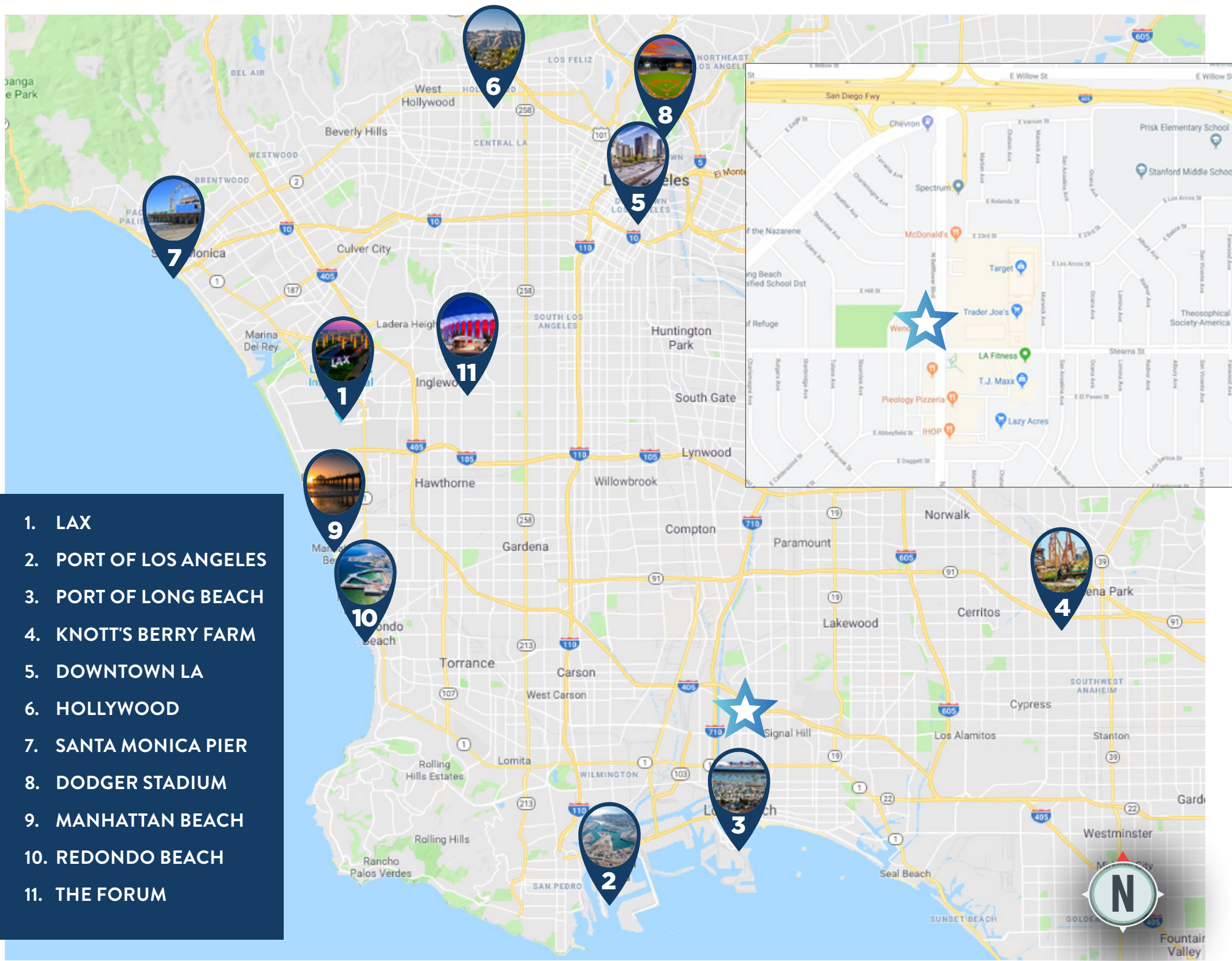
MOUNTAIN VIEW  
TIRE & AUTO SERVICE

Wendy's









1. LAX
2. PORT OF LOS ANGELES
3. PORT OF LONG BEACH
4. KNOTT'S BERRY FARM
5. DOWNTOWN LA
6. HOLLYWOOD
7. SANTA MONICA PIER
8. DODGER STADIUM
9. MANHATTAN BEACH
10. REDONDO BEACH
11. THE FORUM





## LAX (±19 MI)

OVER 87.5MM PASSENGERS IN 2018; WORLD'S 4TH BUSIEST AIRPORT; 2ND BUSIEST IN U.S.



## PORT OF LOS ANGELES (±9 MI)

#1 CONTAINER PORT IN NORTH AMERICA FROM 2000-2018; \$297 BILLION IN FACILITATED CARGO VALUE (2018)



## PORT OF LONG BEACH (±4.5 MI)

2ND BUSIEST CONTAINER PORT IN U.S.; UNDERGOING INDUSTRY-LEADING \$4 BILLION CAPITAL IMPROVEMENT PROGRAM



## KNOTT'S BERRY FARM (±8 MI)

10TH MOST VISITED THEME PARK IN U.S.



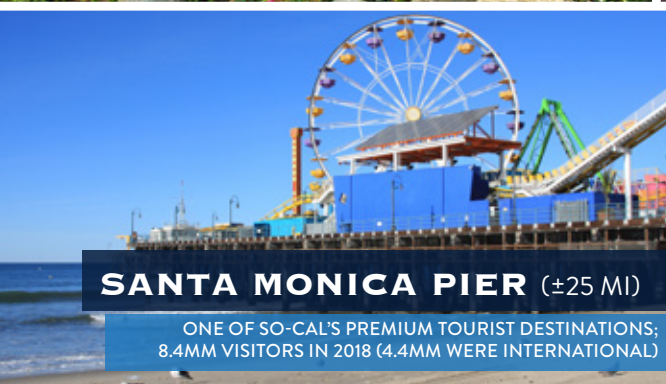
## DOWNTOWN LA (±18.5 MI)

CENTRAL BUSINESS DISTRICT OF LOS ANGELES, CA



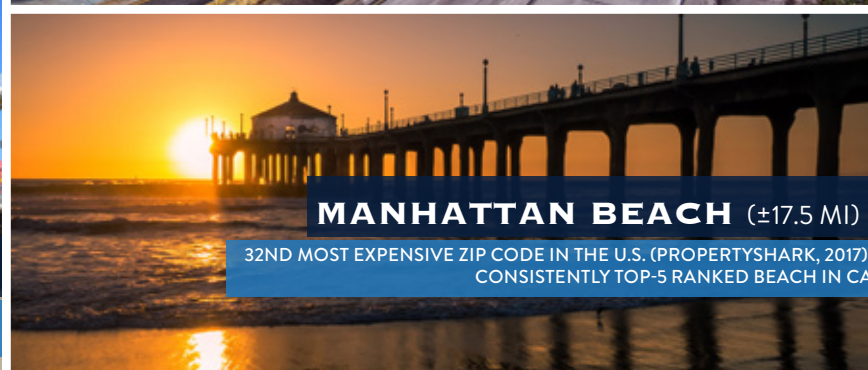
## HOLLYWOOD (±23 MI)

THE HOME OF THE U.S. FILM INDUSTRY



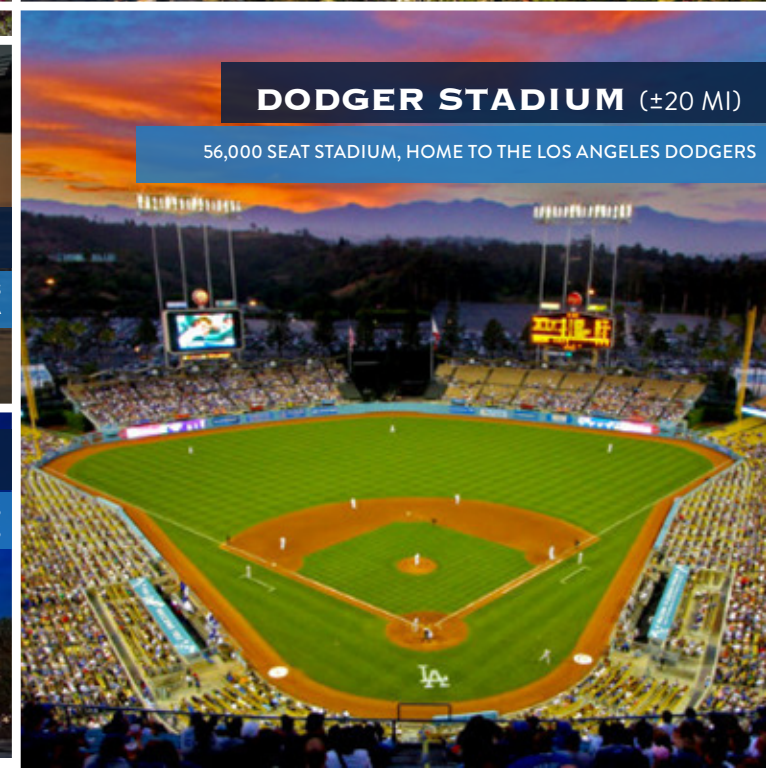
## SANTA MONICA PIER (±25 MI)

ONE OF SO-CAL'S PREMIUM TOURIST DESTINATIONS; 8.4MM VISITORS IN 2018 (4.4MM WERE INTERNATIONAL)



## MANHATTAN BEACH (±17.5 MI)

32ND MOST EXPENSIVE ZIP CODE IN THE U.S. (PROPERTYSHARK, 2017); CONSISTENTLY TOP-5 RANKED BEACH IN CA



## DODGER STADIUM (±20 MI)

56,000 SEAT STADIUM, HOME TO THE LOS ANGELES DODGERS



## REDONDO BEACH (±15.5 MI)

MEDIAN HOUSEHOLD INCOME OF ±\$100,000



## THE FORUM (±16.5 MI)

17,500 SEAT INDOOR ARENA; SLATED TO HOST GYMNASTICS EVENTS FOR THE 2028 SUMMER OLYMPICS



## SECTION 3 TENANT OVERVIEW



### WENDY'S



» **COMPANY NAME**  
WENDY'S



» **INDUSTRY**  
RESTAURANT



» **HEADQUARTERED**  
DUBLIN, OHIO



» **OWNERSHIP**  
PUBLIC



» **YEAR FOUNDED**  
1969



» **WEBSITE**  
[WWW.WENDYS.COM](http://WWW.WENDYS.COM)

The Wendy's Company operates the Wendy's fast food chain. The company is the #2 hamburger chain in the US. The Wendy's chain consists of nearly 6,500 restaurants in the US and more than 25 other countries. Besides burgers and fries, the restaurants serve chicken sandwiches, wraps, and a variety of salads. Instead of milkshakes, Wendy's serves its famously thick Frosty. Most of the company's locations are franchised, and it generates most of its sales in the US.

Eddie Cheng Corporation - Successful operator with over 28 years of experience and 9 locations. The Tenant has also provided a personal guarantee at this location.

Wendy's brand transformation is re-energizing all touch points with consumers. From bold restaurant design to innovative food that consumers' want, to improved customer service, this exciting evolution of the brand reinforces the mission to position Wendy's as A Cut Above. All elements of Wendy's brand transformation are coming together in a powerful way in the sleek, contemporary Image Activation restaurants. Not only do these restaurants deliver a striking street appearance, they are designed to greatly enhance the customer experience. Prominent features include fireplaces; a variety of inviting seating options, including lounge chairs and booths; Wi-Fi and flat-screen TVs; digital menuboard and more. Coupled with friendly, courteous service, Wendy's creates a welcoming ambiance that truly stands out.

# QUALITY IS OUR RECIPE



# SECTION 4

## AREA OVERVIEW

### DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2010 Census	22,567	201,121	542,954
2019 Estimate	23,080	205,748	558,561
2024 Projection	23,534	210,294	572,122
Growth: 2010 to 2019	2.27%	2.30%	2.87%
Growth: 2019 to 2024	1.97%	2.21%	2.43%

Households	1 Mile	3 Mile	5 Mile
2010 Census	8,074	80,350	201,542
2019 Estimate	8,213	82,426	208,086
2024 Projection	8,379	84,398	213,588
Growth: 2010 to 2019	1.72%	2.58%	3.25%
Growth: 2019 to 2024	2.02%	2.39%	2.64%

Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$109,656	\$108,713	\$101,086
Median Household Income	\$85,202	\$77,730	\$72,668

### LONG BEACH, CALIFORNIA

Long Beach is the second largest city in the Los Angeles metropolitan area, and the third largest in Southern California behind Los Angeles and San Diego. With a location along the southern coast of Los Angeles county, it is one of the most active maritime cities in the United States.

The “Aquatic Capital of America” features the Port of Long Beach, one of the world’s largest shipping ports. With trade valued over \$180 billion annually, it serves as a foundation for over 30,000 jobs in Long Beach, 316,000 in Southern California, and 1.4 million throughout the nation. The city is also home to California State University, Long Beach, which serves nearly 40,000 students and 3,000 employees. Local attractions include the Queen Mary, Long Beach Museum of Art, the Bob Cole Conservatory as well as the world-renowned Aquarium of the Pacific.



**3RD**  
LARGEST SOUTHERN  
CALIFORNIA CITY



**2ND**  
BUSIEST CONTAINER  
PORT IN THE US



**\$16 BILLION**  
ANNUAL TRADE-RELATED  
WAGES STATEWIDE



## AQUARIUM OF THE PACIFIC

Situated on a 5-acre site, the Aquarium of the Pacific is home to over 11,000 animals including a shark lagoon, a lorikeet forest, penguins and sea lions. Visited by over 1.5 million people per year, the diverse marine center offers shows, petting areas, dining, and more.

## THE PIKE

Located in downtown Long Beach, The Pike Outlets is a vibrant dining and entertainment district linking the Long Beach Convention Center to Rainbow Harbor's waterfront and the Aquarium of the Pacific. The tourist oriented development has a large number of restaurants, a movie theater, artwork, beach attractions, arcades, and even a large Ferris wheel.

## THE QUEEN MARY

The RMS Queen Mary is a retired ocean liner that sailed primarily through the North Atlantic between 1936 and 1967. The ship started out as a British express service and was later used as a troopship during World War II, ferrying allied soldiers throughout the war. Today, the ship serves as a tourist attraction permanently moored in the port of Long Beach and is a museum that offers restaurants, hotel rooms, events, and even haunted tours.

## SHORELINE VILLAGE

Shoreline Village is an entertainment center located in Rainbow Harbor full of specialty shops, great food, and fun activities amid scenic harbor views. Styled after a quaint Cape Cod fishing village, Shoreline Village is a family friendly destination by day the develops a sense of romance when night falls. This popular waterfront boardwalk, also features two carousels, live entertainment, beautiful views of the city, and dynamite sunsets. Shoreline Village is conveniently located within walking distance of the world-class Aquarium of the Pacific, across the harbor from the Queen Mary.











## ECONOMY

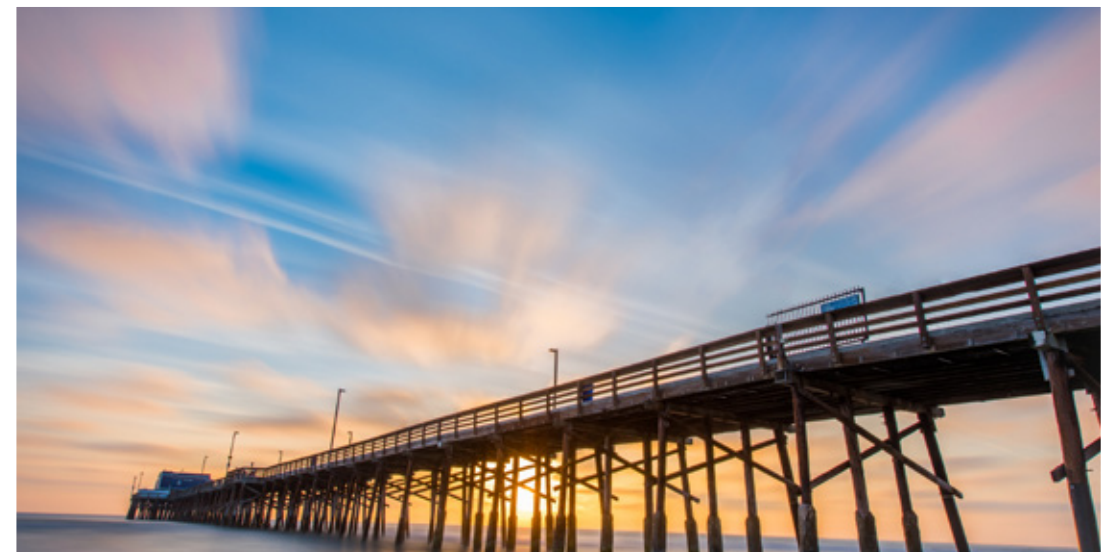
Long Beach is a vibrant urban center with miles of beautiful beaches and all of the major amenities of a major city. As a growing commercial, cultural, and tourism center, the population is expected to grow with over 5,000 residential units planned or under construction. Downtown Long Beach has become one of Southern California's prime real estate markets.

Long Beach is the nation's primary gateway for international trade. The combined ports of Long Beach and Los Angeles are the fifth-busiest in the world, receiving over forty percent of goods entering the United States do so via the ports.



## CAL STATE LONG BEACH

California State University, Long Beach - also known as Long Beach State - is the third-largest campus of the 23-school California State University system, and one of the largest universities in the state of California by enrollment. Long Beach State is one of the West Coast's top universities in terms of student body racial diversity, and is also home to the largest publicly funded art school west of the Mississippi. Cal State Long Beach is a huge economic engine for the Los Angeles region and generates a total impact of \$1 billion on the regional and statewide economy. The University sustains more than 9,300 jobs in the region and statewide more than 9,500 jobs.







## DEVELOPMENTS

### CONCESSION STANDS

Long Beach is looking to create a beachfront to rival Santa Monica's with the city's first major concession stand project at Alamitos Beach. The project broke ground in April of 2019 and is the first of three - the other being at the Junipero and Granada beaches. The Alamitos Beach plan consists of demolishing the existing 2,200 square-foot concession and restroom building and constructing a two-story, 4,240 square-foot building. The top story will be a rooftop deck, and there will also be a wraparound deck on the ground level.

### CSULB DOWNTOWN VILLAGE

This mixed use project will include housing for 1,100 students at California State University Long Beach, along with a few classrooms, lab space, and a new venue to house the school's art museum. The Blue Line-adjacent development is set to rise amid the former City Place shopping center, now known as The Streets.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **WENDY'S** located at **2201 N BELLFLOWER BLVD, LONG BEACH, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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