



Burger King

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The Sekulovski Group has been exclusively retained by ownership to sell the 100% fee simple interest in a Burger King Restaurant. The property is located on the main retail thoroughfare in Moreno Valley, California. Adjacent to California Highway 60 (which connects Moreno Valley to Los Angeles,) this property is shadow anchored by Stater Brothers Market and Brunswick Zone Moreno Valley Bowling. This Burger King will have a brand new 15 year NNN lease with 10% increases every 5 years, as well as four 5 year options.

Key Points:

- New 15 Year NNN Lease
- 10% Increases Every 5 Years
- Densely Populated Residential Area With 5% Annual Growth
- Located At Main Retail Thoroughfare with Easy Freeway Access





Pricing & Financial Analysis

Burger King

Moreno Valley, CA



Key Points:

Price:	\$2,000,000
GLA in SF:	2,500
CAP Rate:	5.5
Year Built	2014
Lot Size	.87 Acres

Lease Terms:

Current Rent	\$110,000
Lease Type	NNN
Lease Expiration	9/30/2034
Increase	10% / 5 Yr
Options	(4) 5 Yr





www.bk.com

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because Burger King is known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, it's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years. Traded on the NYSE under BKW.

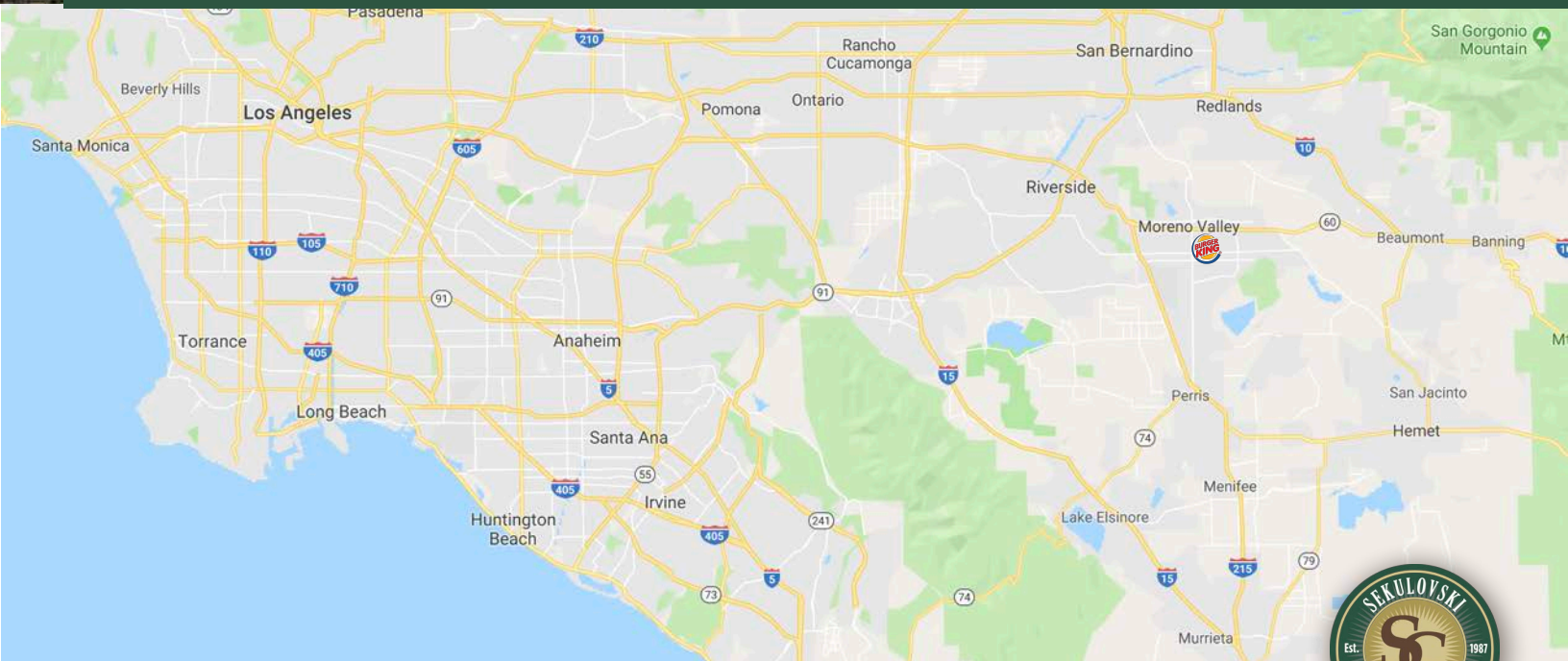
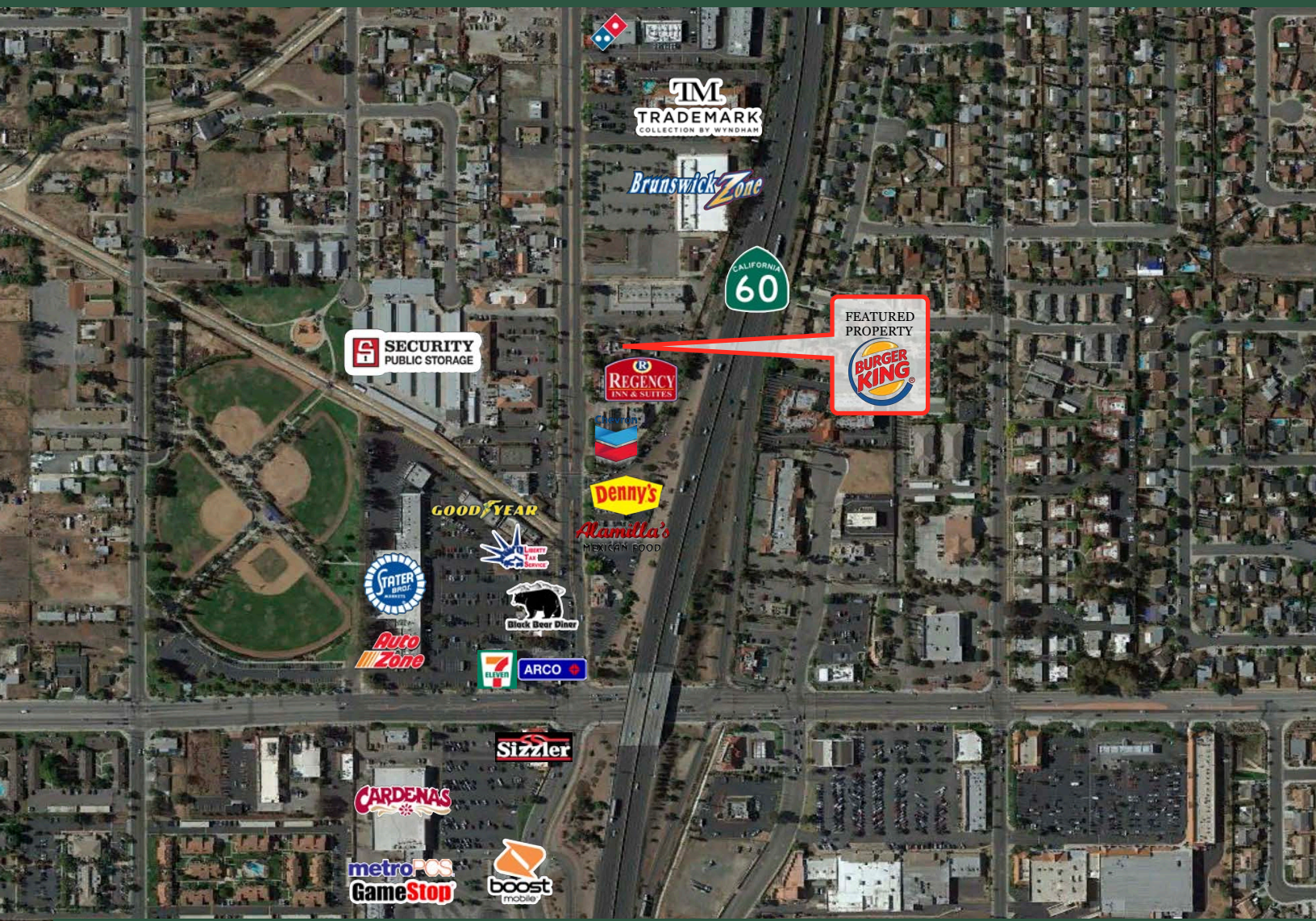
Tenant Base Rent Schedule:

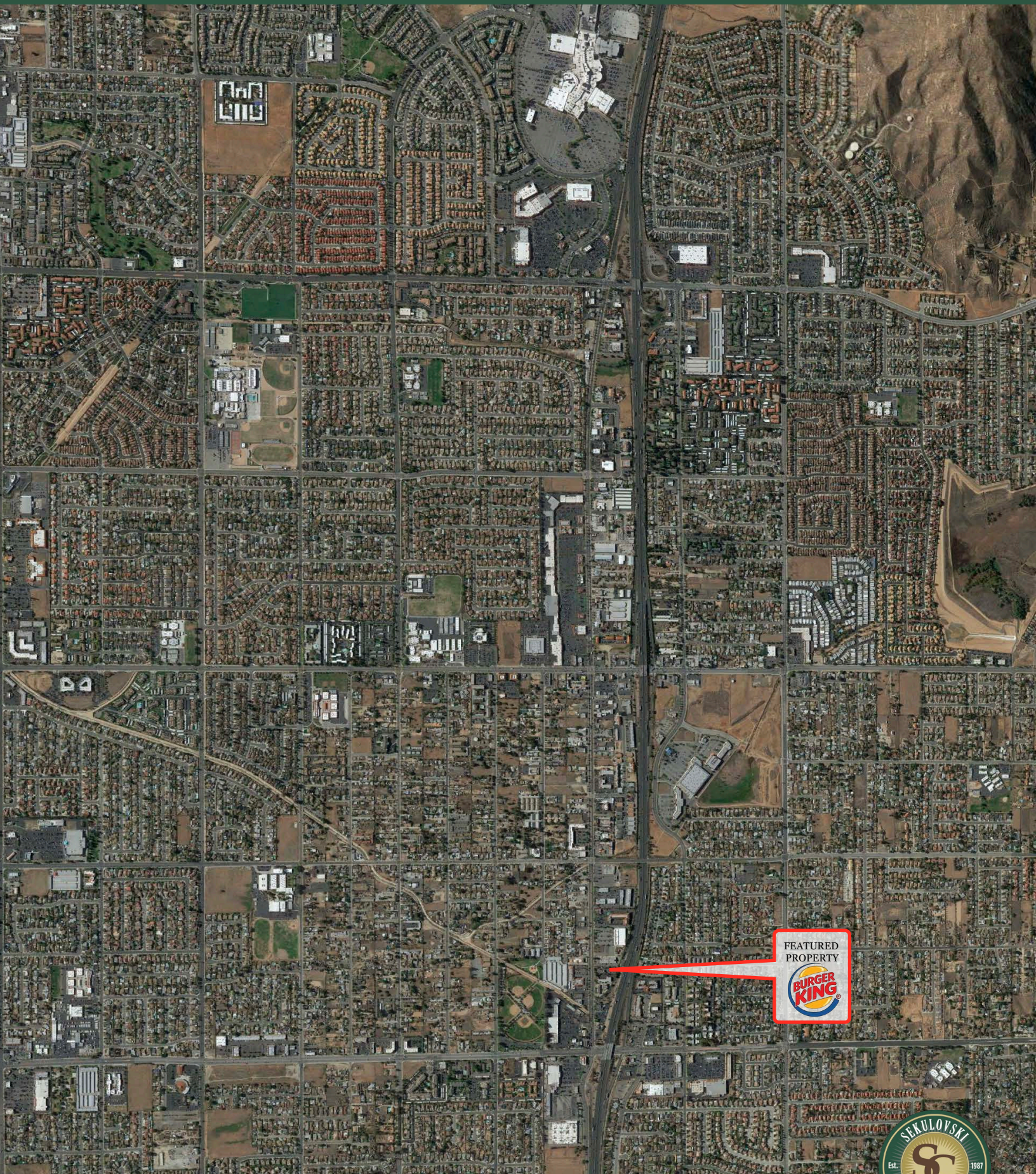
Options:

	Monthly
Current	\$9,166.67
10/1/2024 - 9/30/2029	\$10,083.33
10/1/2029 - 9/30/2034	\$11,091.67

	Monthly
10/1/2034 - 9/30/2039	\$12,200.83
10/1/2039 - 9/30/2044	\$13,420.92
10/1/2044 - 9/30/2049	\$14,763.01
10/1/2049 - 9/30/2054	\$16,239.31







FEATURED
PROPERTY





Moreno Valley, California, the second largest city in Riverside County, has a population of over 212,680 people. With a 5% annual growth rate, it Moreno Valley is one of the fastest growing cities in the United States. It is centrally located in southern California within hours of Los Angeles, San Diego, and Orange County, as well as Phoenix, Arizona and Las Vegas, Nevada. Riverside County has 2.4 million people, making it the 4th most populous county in California, and the 11th most populous county in the United States.

Moreno Valley has a diverse economy. Their largest industries include retail, healthcare, and logistics. With over 20 million square feet of distribution space, many major national corporations have distribution hubs in Moreno Valley, including Amazon, Aldi, Home Depot, Lowes, O'Reilly's Auto Parts, Phillips, Proctor and Gamble, and Sketchers. The top employers in Moreno Valley include the US Air Force, Amazon, Riverside University Health Systems Medical Center, and Ross Dress for Less Distribution.

Moreno Valley is growing at a rate of 5% annually. This growth has spurred a housing boom. There are currently over 7,00 homes, single and multi-family units, currently in development. Also under development is the 40 million square foot World Logistic Center. This will be the largest business/industrial campus in California. Kaiser Moreno Valley Medical Center is also expanding its hospital by 460 beds.





Thank You.

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