

REPRESENTATIVE PHOTO



1020 N Norma Street | Ridgecrest, CA
OFFERING MEMORANDUM



LISTED BY

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REAL ESTATE INVESTMENT SERVICES



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Del Taco has successfully operated at this same location for nearly 40 years. Corporate Guaranty with Del Taco which is one of the most recognized quick-service restaurant concepts in the state, with over 570 locations.
- Positive year-over-year sales growth – see broker for details.
- Above average sales of \$1.6 million in 2018 and a very healthy 5% rent/sales ratio.
- Absolute NNN investment, with zero landlord responsibilities whatsoever.
- Free-standing restaurant with drive-thru, which accounts for nearly 70% of revenue.
- Strategic location for travelers going to Las Vegas and Mammoth, as well as multiple national parks including Death Valley National Park and Yosemite National Park.
- Iconic tourist locations in Ridgecrest, CA including the Maturango Museum, Big and Little Petroglyph Canyons, Naval Air Weapons Station China Lake and Petroglyph Park.
- Consistent customer base and growing population given close proximity to Naval Air Weapons Station China Lake - \$3 billion worth of infrastructure.

BUILDING INFO

Address	1020 N Norma Street Ridgecrest, CA
APN	421-050-07-00-5
Year Built	1983
GLA of Building	±1,963 SF
Lot Size	±0.53 Acres (±23,086 SF)



\$1,882,000
LIST PRICE



\$80,000
NOI



4.25%
CAP RATE

TENANT SUMMARY

Tenant	Del Taco
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	1982
Rent Commencement Date	Dec-82
Lease Expiration Date	Dec-22
Term Remaining	3 Years
Increases	10% Every 5 Years
Options	Two, 5 Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Percentage Rent	Total Rent
Current -	\$5,500.00	\$66,000	\$14,000	\$80,000
Option 1	\$6,050.00	\$72,600	\$7,400	\$80,000
Option 2	\$6,655.00	\$79,860	\$140	\$80,000



TENANT OVERVIEW



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THE OFFERING

PROPERTY NAME	Del Taco
Property Address	1020 N Norma Street Ridgecrest, CA
SITE DESCRIPTION	
Number of Stories	One
Year Built	1982
Lot Size	±1,963 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters
Del Taco	1964	Lake Forest, CA
» Ownership	» Industry	» No. of Employees
Public	QSR	±5,600

This taco stand caters to the burger and fries crowd, as well as the burrito fans. Formerly known as Sagittarius Brands, Del Taco operates the Del Taco chain, the #2 quick-service Mexican brand in the US (behind YUM! Brand's Taco Bell division). The restaurants offer tacos, burritos, and quesadillas, along with such traditional fast-food fare as hamburgers, french fries, and shakes. The chain was founded in 1964 and has more than 550 locations in 16 states. About 300 of the eateries are company-owned while the rest are franchised. Formed in 2004, Del Taco went public in 2015 when it merged with a Levy Acquisition Corp. (LAC) subsidiary. LAC changed its name to Del Taco Restaurants.

Del Taco is expanding rapidly across the country with exclusive development territories available throughout the U.S. for qualified candidates. Del Taco units are found mostly in California. The chain also has locations in 17 other western states.

Del Taco has built its business combining value-oriented offerings with premium items, creating a recipe for success no matter the economic climate.

SURROUNDING TENANTS



AREA OVERVIEW

RIDGECREST, CA OVERVIEW

Ridgecrest is located in the souther portion of the Indian Wells Valley and the northeast corner of Kern County. Ridgecrest is conveniently located and is a little over an hour from the Lancaster/Palmdale Area and only two hours from both Bakersfield and San Benardino.

Located close to two major highways, the 395 and 14, Ridgecrest is easily accessible to the rest of southern California making it an ideal

location for industry. It is also a central location for shopping and business for the Eastern Kern County area.

In the 1950's and 91960's Ridgecrest evolved in a dynamic city that provided housing and services for Federal employees and contractors. Since then ridgecrest has grown to provide shopping for over 40,000 people throughout the Indian Wells Valley.

| DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	9,118	30,501	33,777
2019 Estimate	9,045	29,654	32,851
2010 Census	9,615	28,170	31,282

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	3,753	11,786	13,106
2019 Estimate	3,722	11,479	12,767
2010 Census	3,954	11,011	12,264

INCOME	1-MILE	3-MILE	5-MILE
2019 Avg Household Income	\$82,286	\$73,299	\$76,366
2019 Med Household Income	\$65,583	\$58,572	\$59,820

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Del Taco** located at **1020 N Norma Street | Ridgecrest, CA 90606** (“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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