



1714 W AVENUE K
LANCASTER, CA

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



**OFFERING
MEMORANDUM**



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- » **Southern California Real Estate** – Rare opportunity to purchase a free-standing drive-thru QSR at a 6.00% CAP in Los Angeles County.
- » **Corporate Lease** – Wienerschnitzel has over 355 locations across 10 different States, providing substantial security for a passive investor.
- » **Absolute NNN Lease** – Tenant takes care of all Landlord Responsibilities including Taxes, Insurance, Maintenance, Roof and Structure.
- » **High Traffic Counts** - Ideally Located along Avenue K just west of the Highway 14 off-ramp with 32,531 VPD in front of the store.
- » **Long Operating History** - Wienerschnitzel has been successfully operating at this location since 1979.
- » **Strong Retail Synergy** – Nearby national tenants include: Target, CVS, Lowe's, Big Lots, Starbucks, WinCo Foods, Jack in the Box, 24 Hour Fitness, Denny's, and others.
- » **Strong Demographics** – Population of over 98,500 in a 3-mile radius. Projected Population Growth of over 5.25% in the next 5-years in the 1 mile-radius.



FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA

Year	Monthly Rent	Annual Rent	CAP
Current -9/26/2024	\$9,000.00	\$108,000.00	6.00%
Option 1	\$9,000.00	\$108,000.00	6.00%
Option 2	\$9,750.00	\$117,000.00	6.50%

INVESTMENT SUMMARY

» PROPERTY ADDRESS	1714 W Avenue K Lancaster CA 93534
» OFFERING PRICE	\$1,800,000
» NOI	\$108,000
» CAP RATE	6.00%
» YEAR BUILT	1979
» GROSS LEASABLE AREA	±2,650 SF

TENANT SUMMARY

Tenant Trade Name	Wienerschnitzel
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	25 Years
Lease Commencement Date	10/28/79
Rent Commencement Date	10/28/79
Lease Expiration Date	9/26/24
Term Remaining on Lease	5 years
Increases	8.33% in 2nd option
Options	Two, 5-year
ROFR	None

LEASE ABSTRACT

Tenant	Wienerschnitzel
Lease Guarantor	Corporate - Galardi Group Realty Corp.
Lease Commencement	10/28/79
Lease Expiration	9/26/24
Original Lease Term	25 years
Lease Term Remaining	±5 years
Rental Increases	8.33% Increase in 2nd option
GLA	2,650
Lot Size	.94 AC
Maintenance	Tenant shall keep the Premises in good order, repair and condition and surrender the same at the expiration of the term herein. Landlord shall not be obligated or required to make any repairs or to do any work on or about said Premises
Roof/Structure Responsibility	Tenant responsibility
Insurance	Tenant shall, at Tenant's expense, maintain the insurance described in this Section during the Term.
Real Estate Taxes	Tenant shall pay all taxes levied against personal property of Tenant located on the Premises plus all business, license, sales and excise taxes levied against Tenant or Tenant's occupancy of the Premises.
Utilities	Tenant shall be responsible for payment of its own utilities
Right of First Refusal	None
Subletting	Lessee may assign or sublet, but Lessee shall remain liable

SURROUNDING TENANT MAP



EXECUTIVE OVERVIEW



WIENERSCHNITZEL



» **COMPANY NAME**
WIENERSCHNITZEL



» **PARENT**
GALARDI GROUP



» **HEADQUARTERED**
IRVINE, CA



» **TYPE**
SUBSIDIARY



» **YEAR FOUNDED**
1978



» **WEBSITE**
WIENERSCHNITZEL.COM

Wiener Schnitzel is an American fast food chain founded in 1961 (as “Der Wiener Schnitzel”) that specializes in hot dogs. The family owned company is known as the World’s Largest Hot Dog Chain serving more than 120 million hot dogs a year. Wiener Schnitzel locations are found predominantly in California and Texas, though others are located in Arizona, Colorado, Illinois, Louisiana, New Mexico, Nevada, Utah, and Washington. Outside the 50 states, there is a store located in Guam and one in Panama.

The chain is recognizable by the A-frame style roofs of its older restaurants, similar to the original structures used by IHOP, Tastee-Freez, Nickerson Farms, and Whataburger. Structures that have been converted from Wiener Schnitzel’s into other restaurants often retain the distinctive architecture. The chain’s advertising mascot is an anthropomorphized hot dog known as The Delicious One. Wiener Schnitzel sponsors the tongue-in-cheek Wiener Nationals, the de facto national dachshund racing championship series for the United States.

AREA OVERVIEW



LANCASTER, CA

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. Lancaster is the 33rd largest city in California. Lancaster is part of a twin city complex with its southern neighbor Palmdale, and together they are the principal cities within the Antelope Valley region.

Lancaster is located approximately 70 miles north of downtown Los Angeles, and is near the Kern County line. It is separated from the Los Angeles Basin by the San Gabriel Mountains to the south, and from Bakersfield and the San Joaquin Valley by the Tehachapi Mountains to the north.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	15,584	101,689	204,805
2019 Estimate	14,941	96,935	194,140
2010 Census	14,000	89,128	175,586
Growth: 2019 to 2024	4.30%	4.90%	5.49%
Growth: 2010 to 2019	6.72%	8.76%	10.57%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	5,990	33,035	61,125
2019 Estimate	5,768	31,644	58,246
2010 Census	5,471	29,591	53,817
Growth: 2019 to 2024	3.85%	4.40%	4.94%
Growth: 2010 to 2019	5.43%	6.94%	8.23%
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$65,668	\$69,827	\$77,897

LOS ANGELES MSA

As the second largest metropolitan area in the United States, the Los Angeles Metropolitan Statistical Area, or the Southland, consists of both Los Angeles and Orange Counties. These two counties also make up the inner core of the Greater Los Angeles urbanized region. Los Angeles County, one of California's original 27 counties, is one of the nation's largest counties both in land area and population. With nearly 10 million residents, the Los Angeles population accounts for approximately 27 percent of California's population. The area continues to grow, especially given the vigorous residential development in downtown LA.

ECONOMY

Famously known for a heavy entertainment industry based economy, the Los Angeles metropolitan area attracts many visitors. Consequently, leisure and hospitality is also a leading industry and has experienced recent growth in employment. It is now the sixth largest hotel market in the United States. The Los Angeles-Orange County metro area alone has an enormous economy with an estimated \$866 billion GMP. Together with Ventura, Riverside and San Bernardino Counties, Orange and Los Angeles county make up the Greater Los Angeles Area, a combined statistical area that is the third largest economic center in the world after the Greater Tokyo and New York metropolitan areas.

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

TOP EMPLOYERS



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Wienerschnitzel** located at **1714 W Avenue K, Lancaster, CA 93534** (“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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