

2108 EAST PACHECO BOULEVARD
LOS BANOS, CA

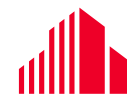
SINGLE TENANT LEASED INVESTMENT



Panda Express® Corporate
Guaranteed Lease



Strong Shopping Center
Location + Exposure



CUSHMAN &
WAKEFIELD

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Stong Investment with National QSR Tenant

Cushman & Wakefield is pleased to introduce the investment offering of 2108 E Pacheco Boulevard in Los Banos, California. The offering features a ground lease with nationally-recognized QSR tenant Panda Express and provides a corporate guarantee. The \pm 0.70 Acre parcel is located within College Plaza Shopping Center along E Pacheco Blvd/CA Hwy 152 and offers great visibility in front of Food4Less and steady traffic along a major thoroughfare of Los Banos.

INVESTMENT OVERVIEW

SALES PRICE \$1,681,260

CAP RATE 4.75%

NOI \$79,860

OCCUPANCY 100%

OWNERSHIP Land

LEASE OPTIONS Four (4) 5-Year Options

PROPERTY INFORMATION

APN 428-160-019

RENTABLE AREA \pm 2,375 SF

PARCEL SIZE \pm 0.70 Acre

YEAR BUILT 2002

ZONING H-C

DRIVE-THRU Yes

LEASE INFORMATION

TENANT Panda Express, Inc.

LEASE START April 15, 2003

LEASE EXPIRATION April 14, 2023

LEASE TYPE Absolute NNN-Ground Lease

GUARANTOR Corporate

LANDLORD RESPONSIBILITIES None





Property Highlights

Stable Investment Opportunity

Net Lease provides a stable investment opportunity to a potential investor.

Strong National Tenant in Place

Panda Express has a ground lease on the property through April 2023 with Four (4) 5-year options.

Ideal Shopping Center Exposure

Property is an outparcel to Food4Less & Dollar Tree and is located at the signalized intersection of E Pacheco Blvd/CA Hwy 152 adjacent to the College Plaza Shopping Center.

Surrounding National Co-Tenants

Area has benefitted from retail growth and continues to be supported with strong national tenants, including: Home Depot, Food 4 Less, InShape Fitness, Dollar Tree, Chili's, Save Mart, Ross, McDonald's, Starbucks + more





Tenant Profile: Panda Express

Panda Express, America's favorite Chinese restaurant, was founded in 1983 and now with more than 2,100 locations across 13 countries, including the U.S., Puerto Rico, Guam, Canada, Mexico, Korea, Russia, and the Phillippines.

Panda Express is the largest family-owned & operated Asian restaurant concept and was featured on *Forbes Largest Private Companies List for 2019* with every location company-operated (non-franchised). Panda Express is part of the family-owned & operated Panda Restaurant Group, the world leader in Asian dining experiences that also includes Panda Inn and Hibachi-San.

Panda Express is best known for its wide variety of original recipes including its famous Orange Chicken, SweetFire Chicken Breast®, award-winning Honey Walnut Shrimp™ and Shanghai Angus Steak™.

For more information, visit pandaexpress.com



Aerial View - College Plaza Shopping Center



Market View - East Los Banos



Market View - Major Retail & QSR Locations





City of
Los Banos
At the Crossroads of California

Los Banos, California

The City of Los Banos is a vibrant anchor to the western portion of Merced County. Situated adjacent to the busy I-5 Corridor, Los Banos is a growing, dynamic community with a quintessential small city downtown at its core.

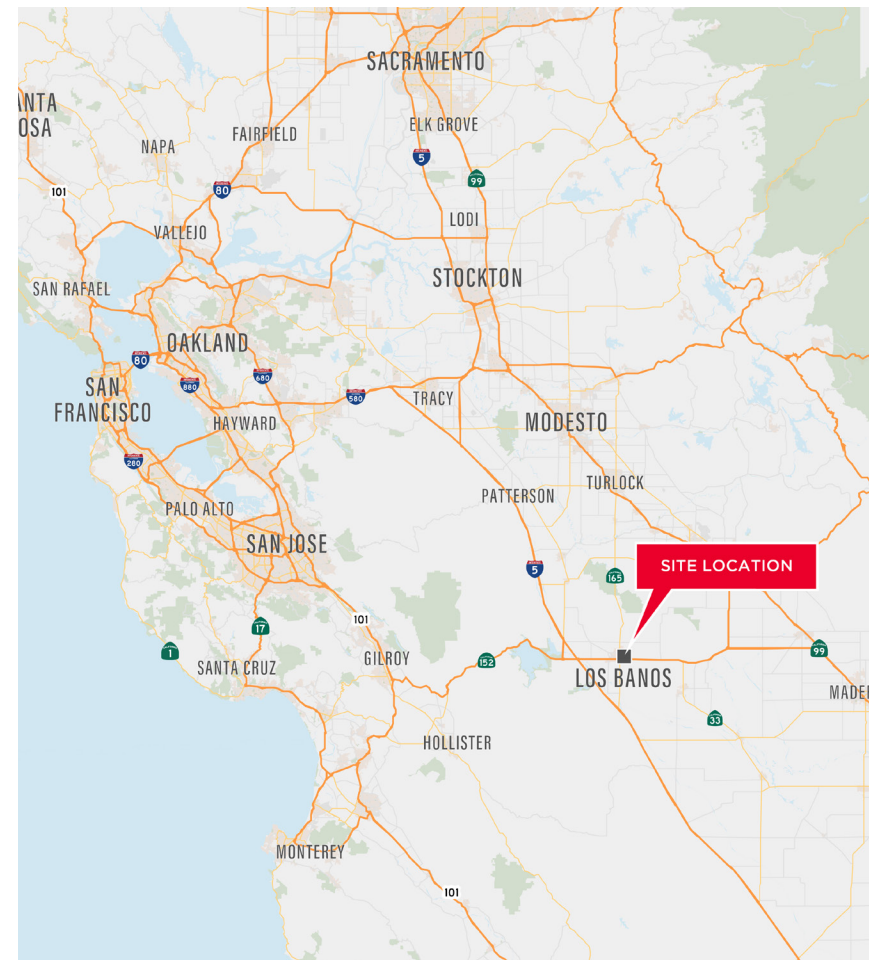
From a business perspective, Los Banos has a uniquely strategic setting, being located near the intersection of I-5 and State Route 152. This location allows for easy road connections to both the South Bay/San Jose and northward to the East Bay.

In fact, because of its proximity to the Bay Area and its affordable residential property values, Los Banos has a large percentage of its workforce regularly commuting into the Bay Area for work.

Courtesy of: InvestMerced.com

NEIGHBORHOOD DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
 POPULATION	10,150	41,633	43,869
 MEDIAN HOUSEHOLD INCOME	\$58,955	\$54,431	\$54,366
 DAYTIME POPULATION	8,700	37,220	39,929



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