



BUFFALO WILD WINGS
GRILL & BAR



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

BUFFALO WILD WINGS
ABSOLUTE NNN GROUND LEASE

6805 CAMINO ARROYO, GILROY, CA 95020

OFFERING MEMORANDUM
PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

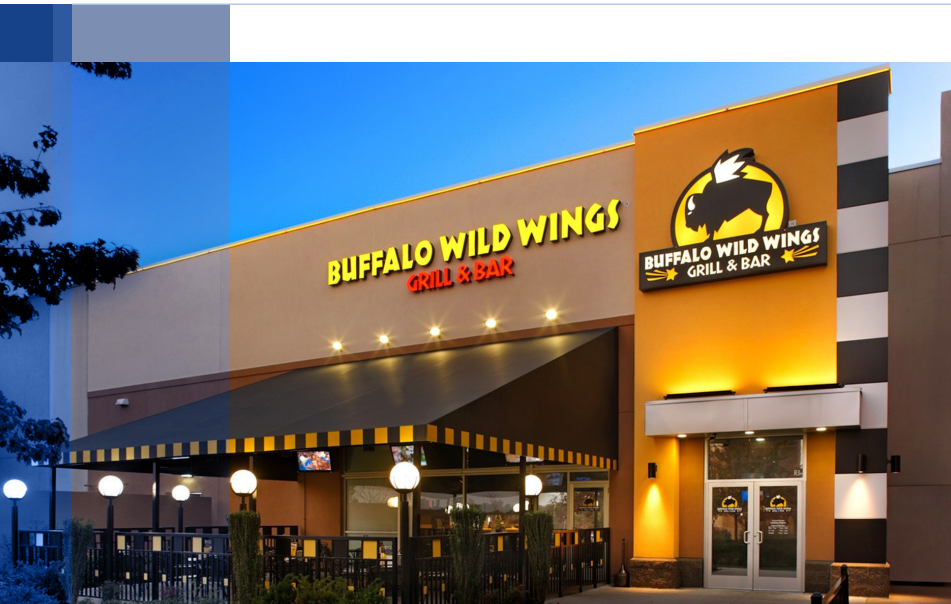
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The Kase Group is pleased to present Buffalo Wild Wings in Gilroy, CA. The absolute NNN lease calls for zero landlord obligations. There are rental increases of 10% every 5 years during the initial lease term and at each of the four, 5 year options. The property is located on a major commercial thoroughfare and is an outparcel to Target and Kohl's. Other neighboring retailers include Lowe's Home Improvement, Costco, Walmart Supercenter, and Best Buy.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN GROUND LEASE

ZERO LANDLORD OBLIGATIONS

GUARANTEED BY BLAZIN' WINGS, INC.

SCHEDULED INCREASES IN RENT

OUTPARCEL TO TARGET AND KOHL'S

SITUATED ON A MAJOR COMMERCIAL THOROUGHFARE

108,519 VPD ALONG PACHECO PASS HIGHWAY

OFFERING SPECIFICATIONS

PRICE \$3,100,000

CAP RATE 5.15%

NET OPERATING INCOME \$159,500

SQUARE FOOTAGE 6,752

LOT SIZE 1.04 AC

YEAR BUILT 2017

FINANCIAL SUMMARY

BUFFALO WILD WINGS • ABSOLUTE NNN GROUND LEASE

6805 CAMINO ARROYO, GILROY, CA 95020

\$3,100,000 • 5.15% CAP

SUMMARY

TENANT NAME	Buffalo Wild Wings
SQUARE FOOTAGE	6,752
LEASE BEGINS	01/18/2017
LEASE ENDS	12/31/2026
ANNUAL RENT*	\$159,500
INCREASES	10% EVERY 5 YEARS
OPTIONS	FOUR, 5 YEAR

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$159,500	5.15%
OPTION 1	\$175,450	5.66%
OPTION 2	\$192,995	6.23%
OPTION 3	\$212,294	6.85%
OPTION 4	\$233,523	7.53%

**Seller will credit difference from closing to rent commencement.*

CONCEPT OVERVIEW



BUFFALO WILD WINGS

Buffalo Wild Wings (originally Buffalo Wild Wings & Weck, is an American casual dining restaurant and sports bar franchise in the United States, Canada, India, Mexico, Oman, Panama, Philippines, Saudi Arabia, United Arab Emirates, and Vietnam which specializes in Buffalo wings and sauces.

As of June 2017, it had 1,238 locations (625 directly owned by the company, and 612 franchised locations) across all 50 U.S. states and DC. An alternate nickname in recent usage by the company is B-Dubs. The company is operated out of Sandy Springs, Georgia, home to its parent company, Inspire Brands, just north of Atlanta. However, Inspire still maintains a support center in Minneapolis, Minnesota, the location of its previous headquarters.

The chain is best known for Buffalo-style chicken wings along with over a dozen sauces, as well as a complement of other items such as chicken tenders and legs. The chain's menu also features appetizers, burgers, tacos, salads, and desserts, along with beer, wine, and other beverages. They are known for their famous "Blazin Wing Challenge." They challenge customers to eat 12 of their hottest wings under six minutes. The winners receive a free T-shirt. The restaurants feature an open layout with a bar area and patio seating flanked by over 50 televisions and media screens. Starting in 2016, the new restaurants being built follow a new type of layout that gives the guests the feeling as if they were actually in a sports stadium. Server uniforms consisted of gray shorts and jerseys with the number 82, signifying the year that the chain was established in 1982. In December 2018, the brand unveiled a new restaurant design featuring a more prominent bar area, flexible seating areas, VIP spaces and large arena-like video screens with anti-glare technology. In 2019, a new uniform was introduced that only includes the company's logo.



1,279 LOCATIONS

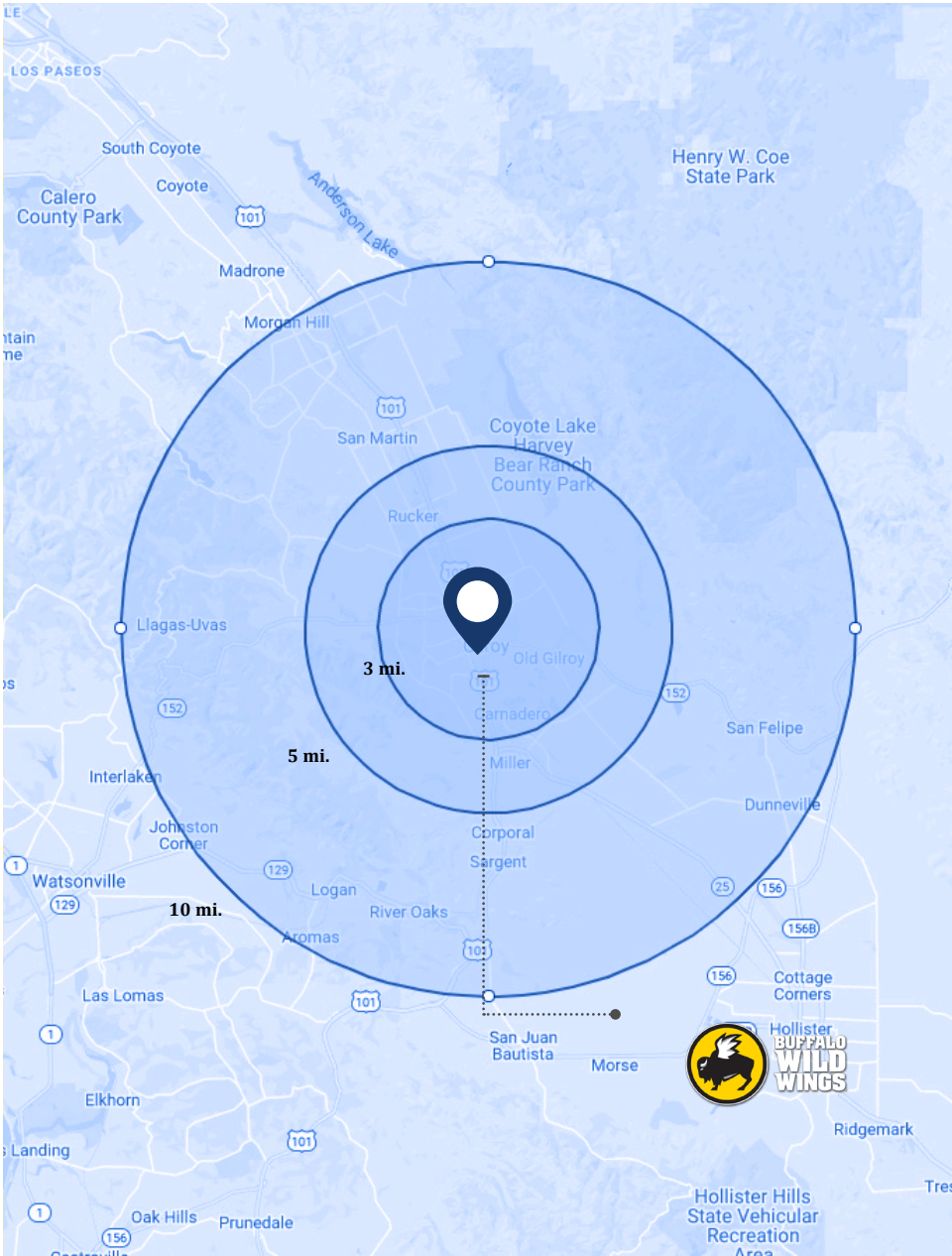
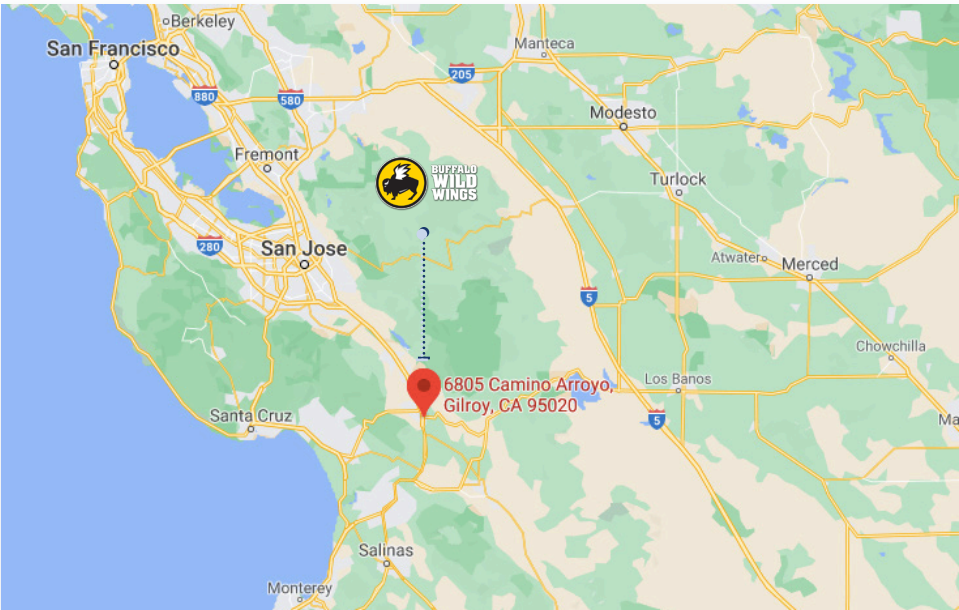
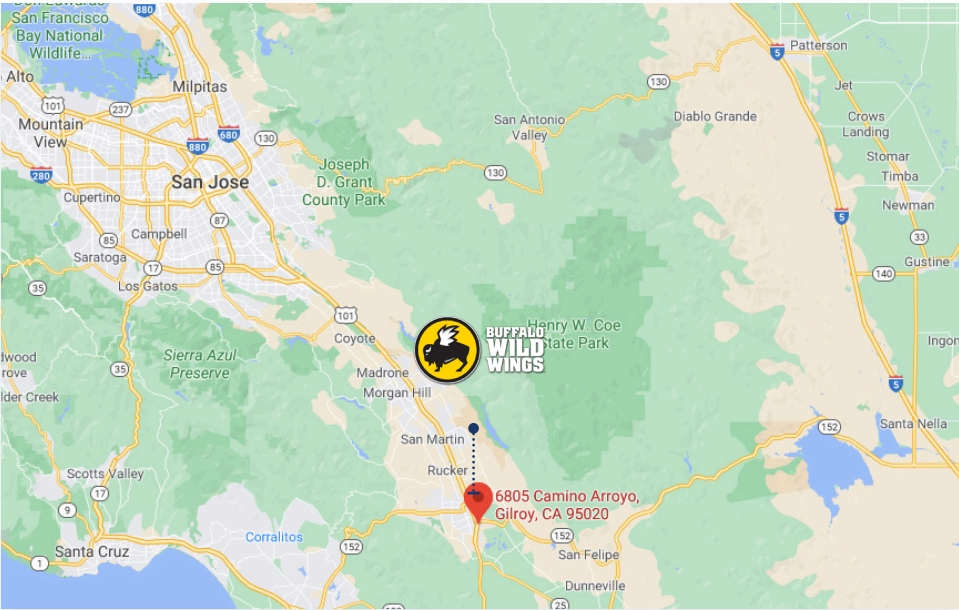


44,000+ EMPLOYEES

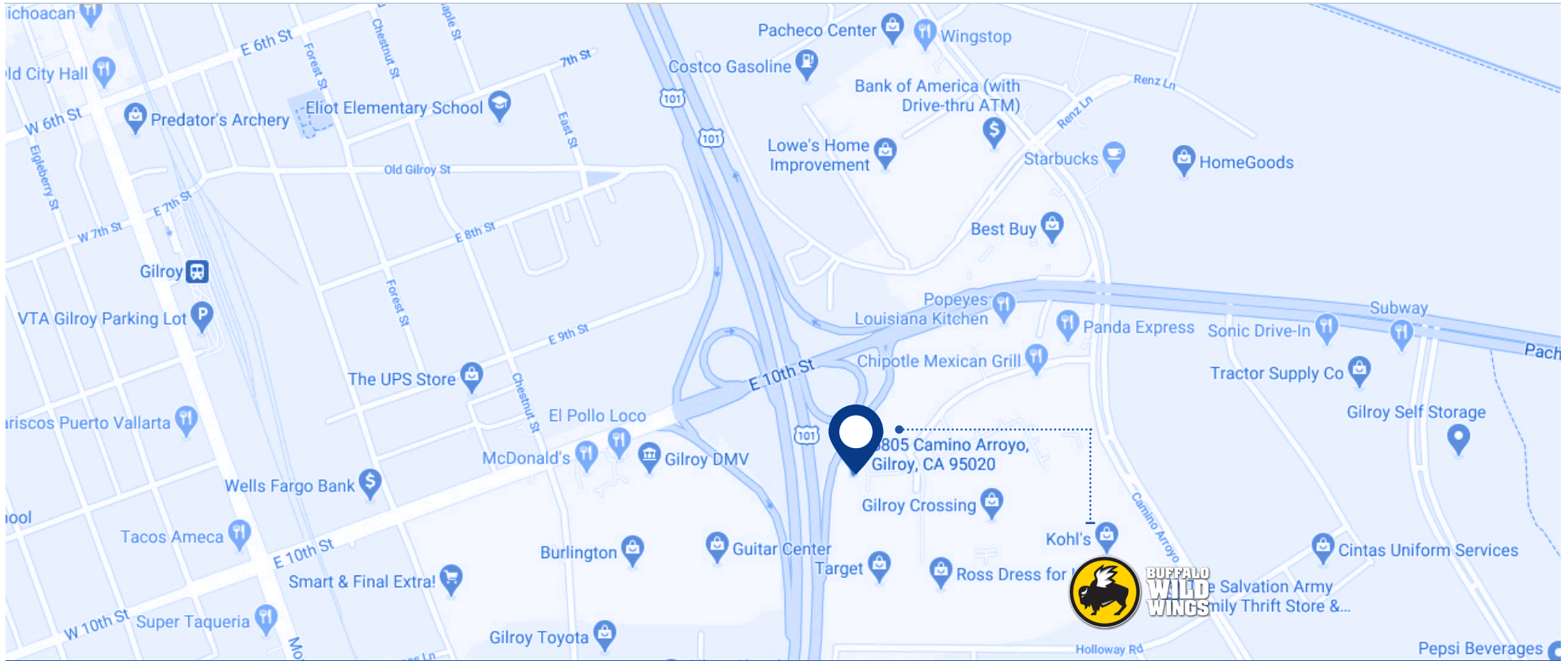
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,014	51,344	64,589
TOTAL HOUSEHOLDS	2,624	15,109	19,244
AVERAGE HOUSEHOLD INCOME	\$101,244	\$115,472	\$129,795
AVERAGE AGE	31.9	33.1	34.1

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,014	51,344	64,589
TOTAL HOUSEHOLDS	2,624	15,109	19,244
PERSONS PER HOUSEHOLD	3.8	3.4	3.3
AVERAGE HOUSE VALUE	\$622,940	\$742,841	\$801,601
AVERAGE HOUSEHOLD INCOME	\$101,244	\$115,472	\$129,795
AVERAGE AGE	31.9	33.1	34.1
WHITE	8,573	41,830	51,766
BLACK	239	1,263	1,583
AMERICAN INDIAN/ALASKAN NATIVE	320	1,552	1,708
ASIAN	544	4,535	6,711
HAWAIIAN & PACIFIC ISLANDER	22	176	226
TWO OR MORE RACES	316	1,989	2,595
HISPANIC ORIGIN	7,217	30,427	34,358

GILROY, CALIFORNIA

Gilroy is a city in Northern California’s Santa Clara County, south of Morgan Hill and north of San Benito County. The city’s population was 48,821 at the 2010 United States Census.

Gilroy is approximately 26 km (16 mi) south of San Jose, California on U.S. Route 101 and 19 mi inland from the Pacific Coast. Despite its apparent close proximity to San Jose, it is important to note that Gilroy City Hall lies at a distance of 33.3 miles from San Jose City Hall. Lying in a southern extension of the Santa Clara Valley at an elevation of about 61 m (200 ft) above MSL, it is bounded by the Santa Cruz Mountains to the west and the Diablo Range to the east.



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