

Corporate BJ's Restaurant

22022 EL PASEO
RANCHO SANTA MARGARITA, CA 92688

CORPORATE ABSOLUTE-NET LEASE
(NASDAQ: BJRI) 209+ Stores Nation Wide ±22,000 Employees ✓
BJ's Just Extended Initial Term 2-Years (12-Years Remain)

TROPHY ORANGE COUNTY LOCATION
Immediately off Orange County's Highway 241 with
45,000 VPD Surrounded by Excellent Population ✓
Counts, National Retailers, Office Space & Schools

SERVING NEARBY COMMUNITIES:
Coto de Caza, Dove Canyon, Ladera Ranch, and ✓
Portions of Mission Viejo and San Juan Capistrano,
±425,000 Residents in South Orange County

Marcus & Millichap
THE DELTONGO GROUP



Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✔ **Trophy Orange County Location:** Situated in the Center of Santa Margarita Town Center an Upscale Master Planned Community, Centrally Located in the Middle of the City
- ✔ **Corporate Absolute-Net Ground Lease:** 12-Years Remain with 10% Increases Every 5-Years. BJ's Just Extended the Initial Term an Additional 2-Years
- ✔ **Surrounded by National Tenants:** Target, Walmart, Lowe's, Big Lots, PetSmart, Trader Joe's, Bed Bath & Beyond, Staples, Starbucks, Ulta Beauty, Ross, & 24-Hour Fitness to name a few
- ✔ **Multiple Schools Nearby:** Rancho Santa Margarita Intermediate School (±1,500 Students); St. John's Episcopal School (±600 Students)

- ✔ **Pride of Ownership:** 2012 Construction, 7,000 Square Feet, 1.01 Acre Parcel, Abundant parking, Ample Open Space and Easy Accessibility
- ✔ **Across From Saddleback Business Park:** Four Million Square Feet of Industrial and Office Space; ±7,900 Employees Less than 1-Mile from Subject Property
- ✔ **Serving Nearby Communities:** Coto de Caza, Dove Canyon, Ladera Ranch, and Portions of Mission Viejo and San Juan Capistrano, ±425,000 Residents in South Orange County
- ✔ **Over 555 Apartment Units within Walking Distance of BJ's:** Buena Vida Town Center (115 Units); Park Terrace (140 Units); Avalon Apartments (300 Units)



INVESTMENT SUMMARY

ADDRESS:	22022 El Paseo Rancho Santa Margarita, CA 92688
PRICE:	\$6,130,667
CAP:	3.75%
NOI:	\$229,900

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	17,391	77,230	167,046
HOUSEHOLDS:	6,894	28,151	59,897
HH INCOME:	\$110,487	\$161,292	\$157,700



BIRDS EYE VIEW



PROPERTY DESCRIPTION

- | | |
|--|--|
| ✓ PROPERTY ADDRESS:
22022 El Paseo
Rancho Santa Margarita, CA 92688 | ✓ LEASE TYPE:
Absolute-Net |
| ✓ BUILDING SIZE:
7,000 SF | ✓ YEAR BUILT:
2011 |
| ✓ LOT SIZE:
1.01 Acres | ✓ ACCESS & FRONTAGE
Santa Margarita Pkwy (±30,200 VPD) |

TENANT PROFILE

COMPANY NAME

BJ's Restaurant

PUBLIC

NASDAQ: BJRI

REVENUE

2020: \$779M

NUMBER OF STORES

209

HEADQUARTERS

Huntington Beach, CA

YEAR FOUNDED

1978

**NUMBER OF
EMPLOYEES**

±22,000

WEBSITE

www.bjrestaurants.com



BJ's Restaurants, Inc. ("BJ's") is a national brand with brewhouse roots and a menu where craft matters. BJ's broad menu has something for everyone: slow-roasted entrees, BJ's EnLIGHTened Entrees®, signature deep dish pizza and the often imitated, but never replicated world-famous Pizookie® dessert. BJ's has been a pioneer in the craft brewing world since 1996, and takes pride in serving BJ's award-winning proprietary handcrafted beers, brewed at its brewing operations in five states and by independent third-party craft brewers. The BJ's experience offers high-quality ingredients, bold flavors, moderate prices, sincere service and a cool, contemporary atmosphere. Founded in 1978, BJ's owns and operates more than 200 restaurants in 29 states.



TENANT SUMMARY

TENANT NAME:	BJ's Restaurant & Brewhouse
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Ground Lease
LEASE TYPE:	Absolute-Net
LANDLORD RESPONSIBILITIES:	None
LEASE COMMENCEMENT:	Jan 11, 2011
RENT COMMENCEMENT:	Oct 17, 2011
LEASE EXPIRATION:	Oct 31, 2033
TERM REMAINING:	12 Years
INCREASES:	10% Every 5-Years (FMR) in Options 3 & 4
OPTIONS:	Four, 5-Year

ANNUALIZED OPERATING DATA

Base Rent	ANNUALLY	MONTHLY
Oct 17, 2016 - Oct 16, 2021	\$209,900.00	\$17,416.67
Oct 17, 2021 - Oct 16, 2026*	\$229,900.00	\$19,158.33
Oct 17, 2026 - Oct 31, 2033 (2 Year Extension in 2021)	\$252,890.00	\$21,074.17
Options to Renew		
Nov 1, 2033 - Oct 31, 2038 (Option 1)	\$278,179.00	\$23,181.58
Nov 1, 2038 - Oct 31, 2043 (Option 2)	\$305,996.00	\$25,499.67
Nov 1, 2043 - Oct 31, 2048 (Option 3)	FMR	FMV
Nov 1, 2048 - Oct 31, 2053 (Option 4)	FMR	FMV
*Seller to credit the difference in rent from close of escrow until next scheduled rent increase in October 2021		





KOHL'S

Saddleback Business Park
4M SF of Office Space 7,900 Employees



TRADER JOE'S



WALGREENS

**Rancho Santa Margarita
City Hall**

usbank



**RESTAURANT
BREWHOUSE**

**Overture Rancho
Santa Margarita**
(115 Units)

Avalon Apartments
(300 Units)

Santa Margarita Pkwy (~30,200 VPD)



Santa Margarita Catholic High School (1,723 Students)

Dove Canyon

Rancho Santa Margarita Intermediate School (1,500 Students)



Coto De Caza

BevMo!

Rancho Santa Margarita Library

Rancho Santa Margarita City Hall

Park Terrace
(140 Units)



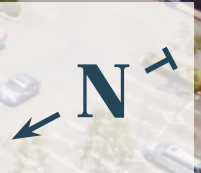
Overture Rancho Santa Margarita
(115 Units)



Avalon Apartments
(300 Units)

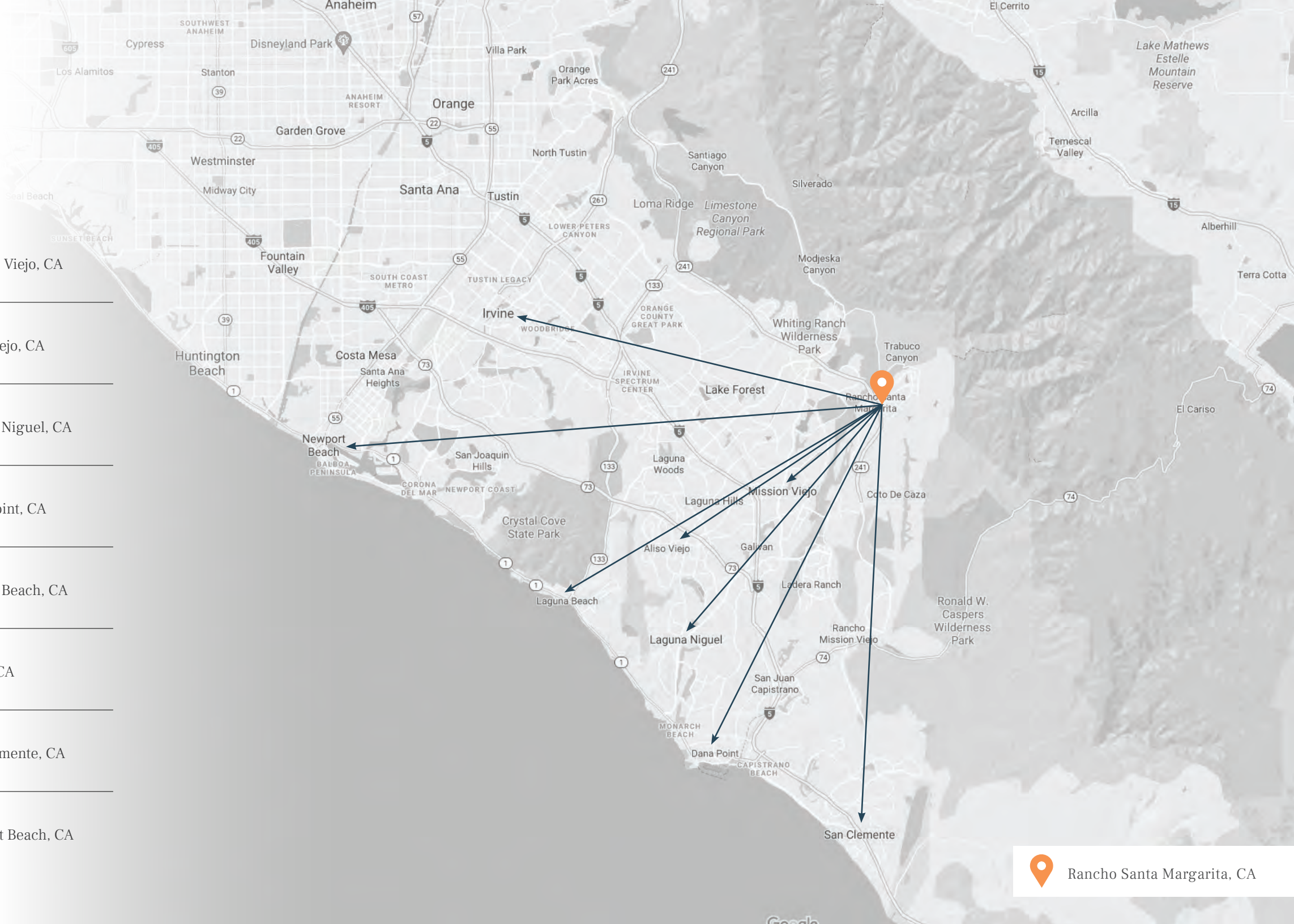
Santa Margarita Pkwy (±30,200 VPD)

El Paseo (±7,200 VPD)



DISTANCE FROM SUBJECT PROPERTY

6 - Miles	Mission Viejo, CA
10 - Miles	Aliso Viejo, CA
12 - Miles	Laguna Niguel, CA
18 - Miles	Dana Point, CA
17 - Miles	Laguna Beach, CA
20 - Miles	Irvine, CA
21 - Miles	San Clemente, CA
27 - Miles	Newport Beach, CA



Rancho Santa Margarita, CA

ORANGE COUNTY, CALIFORNIA

One of the longest uninterrupted stretches of public beaches in the world along 42 miles of Pacific Ocean defines the western edge of Orange County, which is located in the heart of Southern California. The county’s land area covers 790 square miles, bordering the counties of Los Angeles, San Diego, Riverside and San Bernardino.

Outdoor activities, beaches and temperate climate attract visitors, residents and businesses, expanding the local population to more than 3.2 million people. Anaheim, home to Disneyland, is the largest city in the county with a population of 358,100 people. Santa Ana, Irvine and Huntington Beach each have a resident count of more than 200,000.

MAJOR AREA EMPLOYERS

University of California, Irvine
The Walt Disney Co.
St. Joseph Health Systems
Boeing Co.
Bank of America Corp.
Memorial Care Health System
California State University, Fullerton
Kaiser Permanente
Allergen Inc.
Hoag Memorial Hospital Presbyterian



DIVERSE EMPLOYMENT

Tourism, high-tech operations, healthcare, education and aerospace/ military contractors are major employers in the metro.



EXTENSIVE FOREIGN INVESTMENT

Numerous foreign investment firms and businesses have headquarters in the area to be near Southern California ports of entry.



PROXIMITY TO OTHER MARKETS

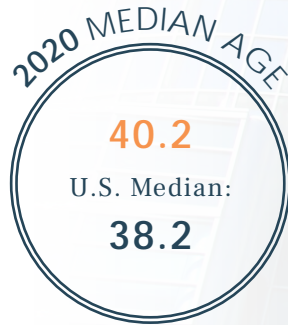
Orange County is 30 miles from Downtown Los Angeles and approximately 90 miles from Downtown San Diego. The Mexico border is 110 miles away.

ECONOMY

- ✓ The professional and business services sector is the metro's largest employment segment, accounting for roughly 20 percent of all jobs in the county.
- ✓ Research and development at a variety of institutions plays a vital role in growing a high-tech base that includes companies such as Allergan and Google.
- ✓ The metro's economy relies on travel and tourism. The number of visitors to the county has notably declined during the health crisis; however, increased tourism is likely during the second half of 2021 if widespread vaccination is achieved and Disneyland and Knott's Berry Farm reopen.

DEMOGRAPHICS

- ✓ The local population will expand by more than 117,600 residents over the next five years and during this time, roughly 45,600 households will be added.
- ✓ Amid high home prices, the homeownership rate of 57 percent trails the national rate of 64 percent.
- ✓ Roughly 39 percent of the population age 25 and older have attained a bachelor's degree, with 14 percent also holding a graduate or professional degree.





QUALITY OF LIFE

From fishing to yachting, water sports of every kind abound at the beaches, harbors and marinas along the Orange County coast. Many of its beaches are famous for surfing; the town of Huntington Beach is known worldwide as Surf City, USA. The weather is also perfect for golfing, hiking and biking. Orange County also has a world-class selection of entertainment, restaurants and shopping. The area boasts big attractions such as Disneyland Resort and Knott's Berry Farm. Orange County also hosts professional sports teams in baseball and hockey. Educational institutions of higher learning include two public universities: California State University, Fullerton, and the University of California, Irvine.

2020 Population by Age

6%	19%	7%	27%	27%	15%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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