



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# The Habit Burger Grill

13621 Francisquito Avenue  
Baldwin Park, CA 91706

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Brand-New Free-Standing Habit Burger Grill Drive-Thru Located at the Signalized Corner of Francisquito Avenue & Maine Avenue in the Heart of Baldwin Park, CA. The Habit Burger Grill Operates Over 300 Locations and Was Recently Acquired By Yum! Brands in March of 2020. Yum! Brands, Inc. is the World’s Largest Restaurant Company, and Has Over 50,000 Locations in Over 145 Countries. This Property Has a New 10 Year Lease Term Featuring a 10% Increase in Year 6 and at Each Option Period Providing a Strong Hedge Against Inflation. Situated Directly Across the Street From a 220,000 SF Retail Center Anchored By Target, Food 4 Less, Party City, Bob's Furniture & More, This Truly is a Trophy Asset With a Destination Location. With an NNN Ground Lease Structure, This Investment Offers a Long-Term Secure Income Stream, With a Pandemic, Recession and an Internet Resistant Tenant.

## OFFERING SUMMARY

PRICE	\$5,333,000
CAP	3.75%
NOI	\$200,000
GUARANTOR	The Habit Restaurants, LLC

## PROPERTY SUMMARY

ADDRESS	13621 Francisquito Avenue Baldwin Park, CA 91706
COUNTY	Los Angeles
BUILDING AREA	1,616 SF
LAND AREA	0.521 AC
YEAR BUILT	2021





# HIGHLIGHTS

## BEST IN CLASS INVESTMENT

- New 10 Year NNN Ground Lease - Zero Landlord Responsibilities
- Strong Rental Increases - 10% Every 5 Years Providing Hedge Against Inflation
- The Habit Burger Operates Over 300 Locations and Was Recently Acquired by Yum! Brands
- Drive-Thru Location With a Large 500+ Square Foot Patio
- Free Standing Building Free & Clear of CC&Rs & Restrictions - Provides Flexibility to an Owner & Potential Upside in the Future

## PANDEMIC, RECESSION & INTERNET RESISTANT TENANT

- New Lease Commenced & Store Opening During Pandemic Demonstrating Strength of Concept and Tenant
- Drive-Thru Window & Large Outdoor Patio Seating Area - Protects Business Against Future Potential Lockdowns
- Yum! Brands, Inc is the World's Largest Restaurant Company Operating Over 50,000 Locations in 145 Locations

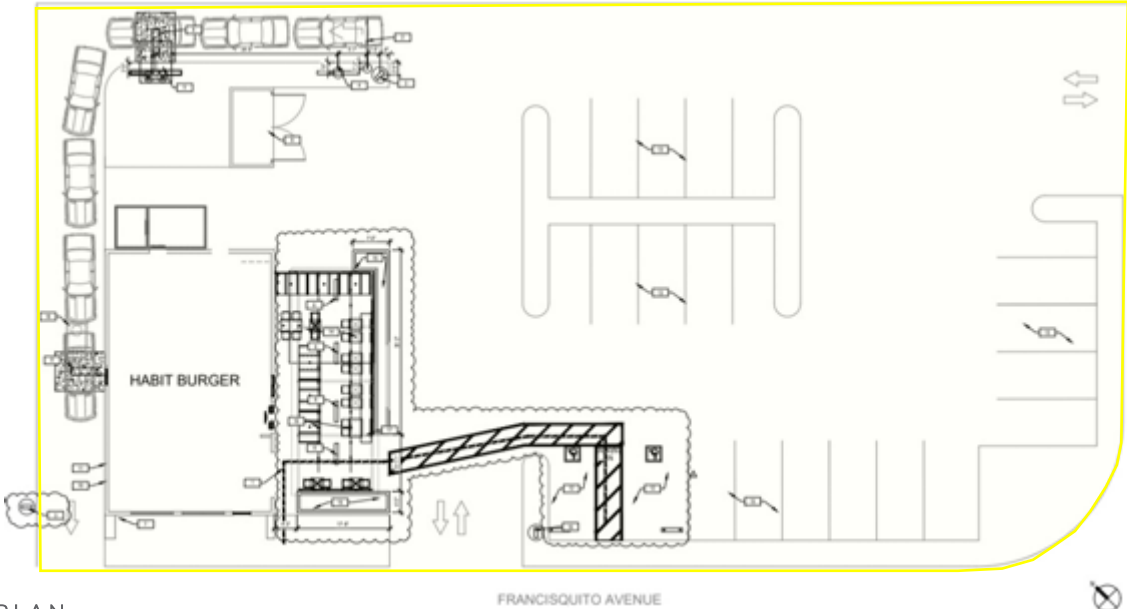
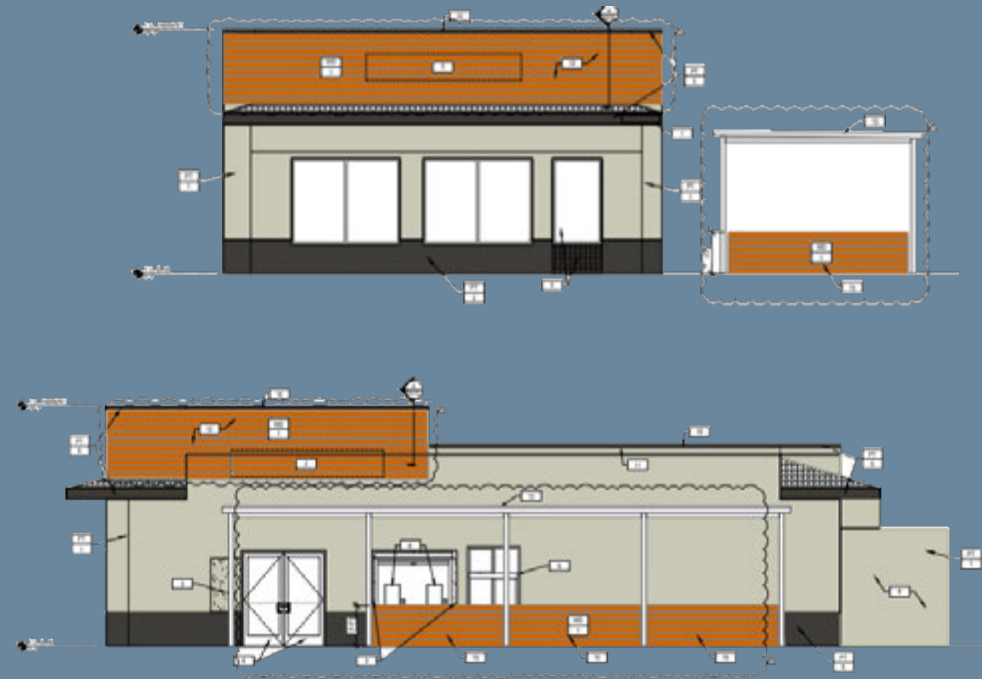
- Year Over Year Sales Increased By More Than 30% in Q2 2021 For The Habit Burger Grill
- App & Web Order Sales Increased Significantly For The Habit Burger in 2020 Proving Its Sustainability in a Pandemic

## CORE INFILL BALDWIN PARK LOCATION

- Located Directly Across the Street From a 220,000 SF Retail Center Anchored By Target, Food 4 Less, Party City, Bob's Furniture and More
- Urban Los Angeles Location Featuring Close Proximity to Both the 10 & 605 Freeways
- Extremely Dense Population Base – Over 231,882 People Within a 3-Mile Radius
- High Income Demographics – Average Household Income Over \$84,282 Within a 3-Mile Radius
- Strong Traffic Counts – Over 52,260 Vehicles Per Day at the Intersection of Francisquito Avenue and Baldwin Park Blvd

# LEASE SUMMARY

TENANT	The Habit Restaurants, LLC
PREMISES	A Building of Approximately 1,616 SF
LAND AREA	0.521 Acres
ANNUAL BASE RENT	\$200,000
LEASE COMMENCEMENT	Est. November 10, 2021
LEASE EXPIRATION	Est. November 30, 2031
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



SITE PLAN





GLENDALE

PASADENA

LOS ANGELES







PIZZA  
**PAPA JOHN'S**

**YUM YUM**  
DONUTS

JNJ Liquor  
& Market

Juice  
Express

♥ **CVS**  
pharmacy

**FedEx**

**WING-STOP**

**Starbucks**

**Smart & Final**

**Jack**  
in the box

**Cane's**  
CHICKEN FINGERS

Francisquito Ave

**the Habit**  
BURGER GRILL

**7**  
ELEVEN

**U-HAUL**

**iHop**

**McDonald's**

AC Smog  
Star Station

**Wendy's**

**Chevron**

**Valero**

**LA|FITNESS**

**TACO BELL**

**target**

**BOB'S** DISCOUNT  
FURNITURE

**Party City**

**IN-N-OUT**  
BURGER

**Food 4 Less**

**T-Mobile**

Baldwin Park Blvd

San Bernardino Fwy

INTERSTATE  
CALIFORNIA  
**10**



Smart & Final  
CVS pharmacy  
SUBWAY

Food 4 Less  
target BOB'S DISCOUNT FURNITURE  
LA FITNESS Party City  
PAPA JOHN'S Cane's Waba  
BR Starbucks McDonald's Jack in the box

Walmart  
Farmer Boys  
SUBWAY usbank

THE HOME DEPOT  
Denny's  
Western Dental  
COURTYARD  
Starbucks McDonald's AT&T

BEST BUY JCPenney GOLD'S GYM H&M  
★ macy's  
NORDSTROM TILLY'S Firestone  
rack FOREVER 21 SKECHERS  
CHAMPS CHARLEYS Red Robin VANS  
Disney store carter's TORRID verizon  
ALDO SEPHORA COTTON:ON  
Bath & Body Works AÉROPOSTALE Foot Locker

Michaels EDWARDS THEATRES  
BANK OF AMERICA BLAZE PIZZA FIVE GUYS  
Starbucks BR T T SBARRO  
Jamba Juice CHASE

Baldwin Park Blvd

San Bernardino Fwy

Francisquito Ave

the Habit  
BURGER GRILL

FLOOR DECOR  
AMERICAN FREIGHT  
FURNITURE - MATTRESS  
24 FITNESS

DOLLAR TREE  
SUBWAY Starbucks

O'Reilly AUTO PARTS  
CVS pharmacy  
Carl's Jr.

petco  
9 ROUND 30 MIN KICKBOX FITNESS  
Yogurtland  
Panera Bread TOGO'S

goodwill  
DOLLAR TREE AMERICA'S TIRE DEL TACO  
BIG O TIRES Bowlero  
McDonald's Kentucky Fried Chicken Carl's Jr.  
Pizza Hut Pollo Loco



## BALDWIN PARK | LOS ANGELES COUNTY | CA

Baldwin Park is a city located in the central San Gabriel Valley region of Los Angeles County, California. The City is located 17 miles east of Los Angeles, in the center of the San Gabriel Valley, and shares common boundaries with the cities of El Monte to the west, West Covina to the east and south and Irwindale to the north. The City occupies 6.7 square miles. Freeways serving the city are Interstate-10 and Interstate-605. The city was incorporated in 1956, becoming the 47th incorporated city in the State of California. The current population of Baldwin Park, California is 74,609 based on our projections of the latest US Census estimates.

The City of Baldwin Park is in a period of progressive growth with a business friendly attitude toward attracting and retaining quality businesses that will solidify its economic base. The City also has multiple retailers and restaurants solidifying the economic base of the city and demonstrating a healthy balance of corporate, regional and locally-owned tenants. Key Industries include Transportation, Protective Services, Personal Care/Services, Office Support, Construction, Food Prep and Management. Major businesses include Home Depot, Wal-Mart, Nichols Lumber & Hardware, Harley Davidson, United Parcel Service, Inc., Target, In-N-Out Burgers, Marriott Hotel, Kaiser Permanente, a non-profit medical group, operates a hospital and medical center in the City. Baldwin Park's Northern Industrial Area supports industrial businesses, and Arrow Highway is a heavily travelled thoroughfare.

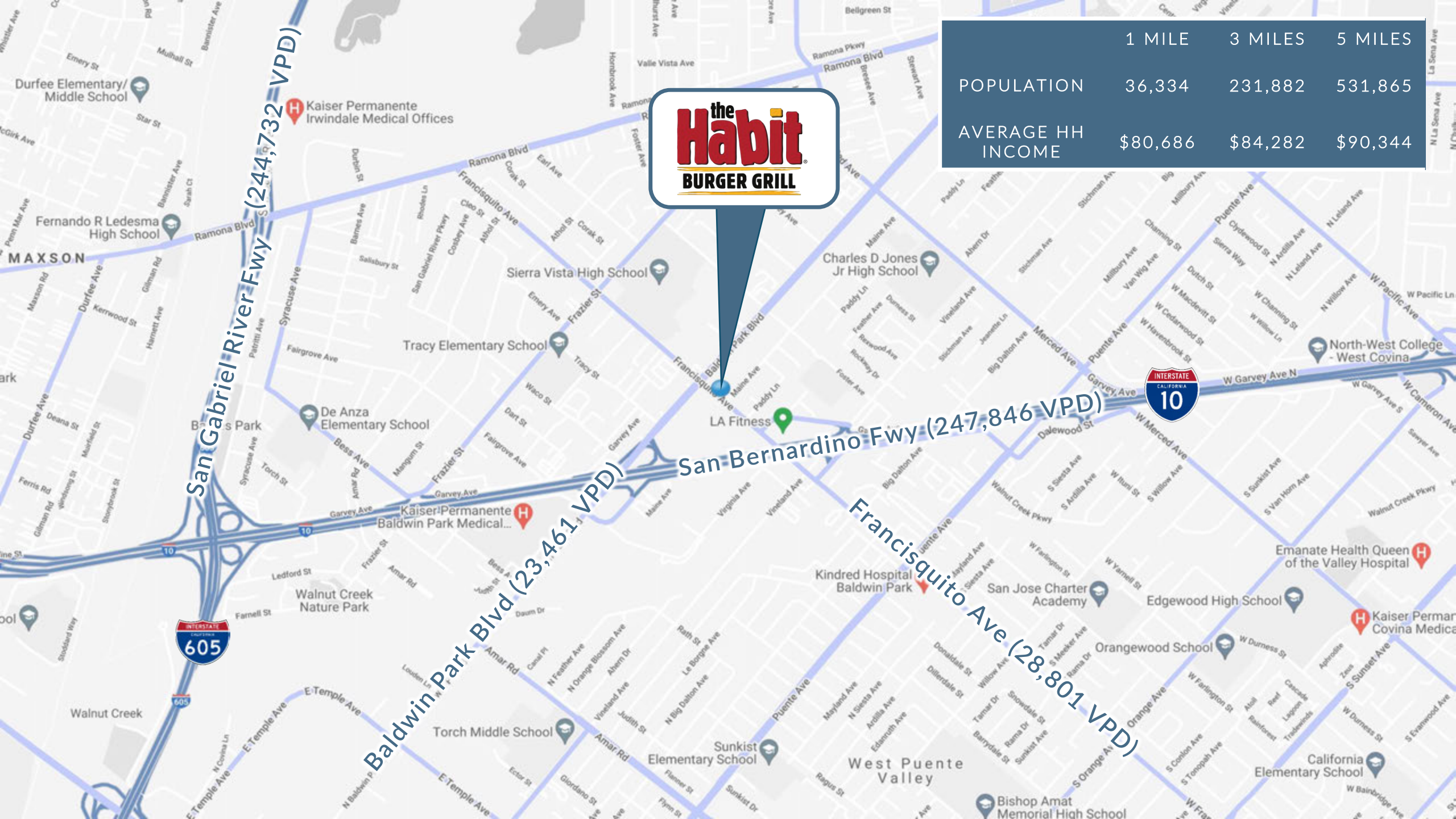
The Baldwin Park Historical Society Museum holds more than 1,000 representative artifacts for the period from 1850 to 1950, including area maps, agricultural artifacts, radios, clothing, and phonographs. Summertime in Baldwin Park brings free outdoor musical entertainment during the annual Summer Concert in the Park Series, held at Morgan Park. Baldwin Park's close proximity to Los Angeles and also to Anaheim (located 28 miles to the south) allows visitors quick access to several major Southern California attractions. Some of these are: Hollywood Bowl, Los Angeles Zoo, Aquarium of the Pacific, Paramount Film and TV Studio, Universal Studios, Catalina Island, Knott's Berry Farm, Disneyland, Warner Bros. Studios, Arboretum of Los Angeles County, California Science Center and Grauman's Chinese Theater.







	1 MILE	3 MILES	5 MILES
POPULATION	36,334	231,882	531,865
AVERAGE HH INCOME	\$80,686	\$84,282	\$90,344





# TENANT PROFILE

The Habit Burger Grill is an American fast casual restaurant chain that specializes in charbroiled hamburgers. The Habit is a burger-centric fast-casual restaurant that offers the unique flavors of chargrilling over an open flame in a variety of freshly made and flavorful award-winning burgers, sandwiches, salads and more. From our humble beginning in Santa Barbara, California, in 1969 to close to 300 The Habit Burger Grill restaurants in communities across the country and internationally today, we have always continued to operate under the same simple philosophy: always deliver high-quality food and great service at reasonable prices.

In March 2020, Yum! Brands, the parent company of Pizza Hut, Taco Bell, and KFC, acquired The Habit. Yum! Brands, Inc., based in Louisville, Kentucky, has over 51,000 restaurants in more than 150 countries and territories, operating the Company's brands - KFC, Pizza Hut and Taco Bell - global leaders of the chicken, pizza and Mexican-style food categories. Yum! Brands was included on the 2021 Bloomberg Gender-Equality Index. In 2020, Yum! Brands was named to the Dow Jones Sustainability Index North America and was ranked among the top 100 Best Corporate Citizens by 3BL Media.



COMPANY TYPE  
Subsidiary



FOUNDED  
1969



# OF LOCATIONS  
300+



HEADQUARTERS  
Irvine, CA



WEBSITE  
[habitburger.com](https://habitburger.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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