

WENDY'S DRIVE-THRU QSR

New 15-Year Absolute NNN Lease | Fully Remodeled Store
OFFERING MEMORANDUM

Listed By: Frank Vora, CCIM

10020 Arlington Avenue | Riverside, CA 92503

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT LEE & ASSOCIATES FOR MORE DETAILS.

INVESTMENT SUMMARY

WENDY'S

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Lee & Associates is pleased to offer to qualified investors an opportunity to purchase the fee-simple interest (land & building) in an absolute NNN, franchisee guaranteed, drive-thru equipped, Wendy's investment property located in Riverside, CA. The tenant will execute a brand new 15-year lease at the close of escrow (sale leaseback) with a 10% rental increases every 5-years including the four, 5-year options, demonstrating their commitment to the site. The lease is corporate guaranteed by one of the largest Wendy's franchisees (37 units) in California with over 29 years experience in food operations and real estate development. The subject property is located on a busy Arlington Avenue (23,500 CPD) at a signalized intersection. The property benefits from a strong day-time population of about 32,000 employees within a 3-mile radius and strong residential customer base of over 1,000 apartment units coupled with the property being located directly across the street from Norte Vista High School (2,123 students). There are over 131,000 residents with an average household income of \$75,200 within a 3-mile radius.

Offering Summary

Pricing:	\$4,800,000
Net Operating Income:	\$180,000
Capitalization Rate:	3.75%
Rentable Area:	1,921 SF
Land Area:	0.35 Acres
Year Built / Renovated:	1987 / 2021
Guarantor:	Wendy's Franchisee (37 Units in So California)
Lease Term:	15 Years
Commencement Date:	Close of Escrow
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Rental Increases:	10% Every 5-Years
Renewal Options:	Five, 5-Year Options



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BRAND NEW 15-YEAR LEASE | FRANCHISEE GUARANTEED | STRONG WENDY'S FRANCHISE OPERATOR

- Brand new 15-Year lease term with five, 5-year options to extend
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Franchisee guaranteed by one of the largest Wendy's franchisees in Southern California
- Franchisee has over 29 years of restaurant operations, management and development experience
- Currently owns and operates 37 Wendy's restaurant locations in Southern California

ABSOLUTE NNN LEASE | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES | RECENT REMODELED

- Tenant pays for property tax, insurance and CAM including roof and structure
- No landlord responsibilities
- Ideal, management-free investment for a 1031 exchange buyer or a passive investor
- Building recently underwent a complete remodel in 2021 that features brand new, high-quality construction

DIRECT RESIDENTIAL CONSUMER BASE | STRONG DEMOGRAPHICS IN 3-MILE TRADE AREA

- Nearby apartment complexes include Peppertree Place (390 units), Laurel Heights (176 units), Stonegate Apartments (160 units), Canyon Shadows (120 Units), Arlington Woods (93 units) and Sunrise Apartments (33 units)
- Norte Vista High School (2,123 students; 49-acre campus) located directly across the street from the subject property.
- More than 131,700 residents with an average household income of \$75,245 within a 3-mile radius
- About 32,000 day-time employees within a 3-mile radius

SIGNALIZED, HARD CORNER LOCATION | DRIVE-THRU EQUIPPED | EXCELLENT VISIBILITY

- Located at the signalized, hard corner intersection of Arlington Avenue and Crest Avenue
- Arlington Avenue is a major east-west corridor with 23,500 cars per day traffic count and allowing access to the 60, 91 and 15 freeways
- Subject property is a freestanding with drive-thru, providing ease and convenience for customers
- On average, buildings with drive-thru boast higher sales than those without
- Excellent visibility via significant street frontage, attractive semi-circular-shaped building, and a monument sign

NEARBY TRAFFIC GENERATORS | NEARBY RETAIL CENTERS WITH NATIONAL CREDIT TENANTS

- Located near warehouse and business park and Collins Aerospace (one of the world's largest suppliers of aerospace and defense products) with overall about 31,900 day-time employees within a three-mile radius
- Located near major retail centers including ±126,000 SF Arlington Plaza (anchored by Cardenas, 99 Cents Only, Rite Aid, Starbucks, Waba Grill, Enterprise Rent a Car, T-Mobile); ± 103,000 SF Van Buren Plaza (anchored by El Super, dd's discounts and Burger King) and upcoming new Stater Bros supermarket, Quick Quack carwash at the intersection of Van Buren Blvd and Arlington Avenue.

ARLINGTON AVE (23,500 CPD)



CREST AVE

APN: 150-110-043

■■■■ PROPERTY PARCEL



JURUPA VALLEY



DOWNTOWN RIVERSIDE

STONEGATE APTS.
(160 UNITS)



LAUREL HEIGHTS & CANYON SHADOWS APTS.
(336 UNITS)



TERRACE ELEMENTARY SCHOOL

ARLINGTON WOODS & SUNRISE APTS.
(126 UNITS)

ARLINGTON AVE (23,500 CPD)

CREST AVE

NORTE VISTA HIGH SCHOOL
(2,123 STUDENTS)
49 ACRE CAMPUS



VAN BUREN BLVD

PEPPERTREE PLACE APTS.
(390 UNITS)



WAREHOUSE/
BUSINESS PARK

SUBJECT PROPERTY



ARLINGTON AUTO CENTER

DAYTIME EMPLOYEES

1-Mile Radius	2,020
3-Mile Radius	31,947
5-Mile Radius	79,682

DEMOGRAPHICS

	POPULATION	HOUSEHOLD INCOME
1-Mile Radius	24,356	\$68,811
3-Mile Radius	131,701	\$75,245
5-Mile Radius	312,054	\$86,274

WEST RIVERSIDE / CORONA

TYLER ST



LOMA VISTA
MIDDLE
SCHOOL

NORCO

ROSEMARY
KENNEDY
ELEM. SCHOOL



ONTARIO

ARLINGTON
AUTO CENTER

SUBJECT
PROPERTY



ARLINGTON AVE (23,500 CPD)

NORTE VISTA
HIGH SCHOOL
(2,123 STUDENTS)
49 ACRE CAMPUS

CREST AVE

TENANT PROFILE

WENDY'S

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Founded in 1969 by Dave Thomas in Columbus, Ohio, The Wendy's Company (NYSE: WEN) is the 2nd quick-service restaurant hamburger chain in the U.S.. Wendy's is best known for its square hamburger patties as its signature item. Their burgers are made-to-order using fresh, never frozen beef. Other signature menu items include chicken sandwiches, french fries, salads, chili, baked potatoes, beverages and the Frosty dessert. At present, there are over 6,800 Wendy's restaurants worldwide.

The subject property is operated by Continental Food Management, Inc. Continental has been in business for over 29 years with extensive food operations experience. Developing rapidly since its inception, Continental has made a name for itself in the quick-service restaurant industry. Continental and its affiliated companies currently operate 50+ restaurants throughout Southern California across three QSR concepts



Company Type:	Publicly Traded (NYSE: WEN)
Headquarters:	Dublin, Ohio
Number of Locations:	6,800+ worldwide
Number of Employees:	14,000 (2020)
Credit Rating:	Moody's: B2 Stable
Revenue:	\$1.73 Billion (2020)
Net Income:	\$117.83 Million (2020)
Total Assets:	\$5.040 Billion (2020)
Total Equity:	\$549.30 (2020)
Website:	www.wendys.com



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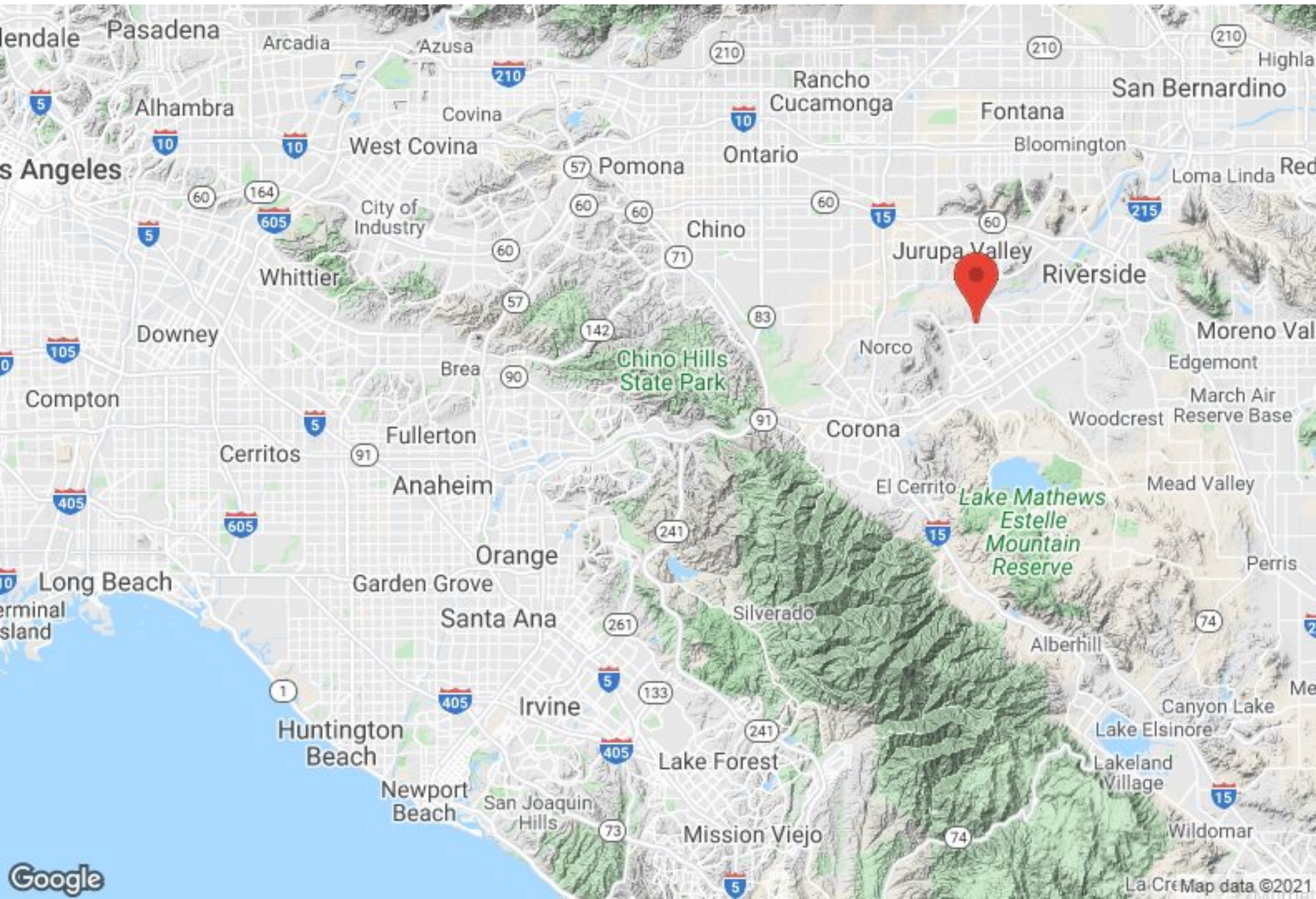
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REGIONAL MAP

WENDY'S

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SURROUNDING TENANTS

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LOCATION MAP

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Riverside is a city in Riverside County, California, located in the Inland Empire metropolitan area. This city is the 59th largest city in the United States, 12th largest city in California, and the largest city in California's Inland Empire metro area. Riverside is the county seat of the eponymous county and named for its location beside the Santa Ana River. It is the most populous city in the Inland Empire and in Riverside County, and is located about 60 miles east of Los Angeles. With a population of almost 320,000, Riverside is ranked as the 6th largest city in Southern California. The city leads the Inland Empire in the most measures of economic powers, including; population, income, employment, bank deposits, assessed valuation, office space, and college enrollment. Riverside is the hub of higher education with four internationally recognized universities and colleges serving more than 50,000 students. The University of California, Riverside, is located in the northeastern part of the city. The university also hosts the Riverside Sports Complex. Other attractions in Riverside include the Fox Performing Arts Center, Riverside Metropolitan Museum, which houses exhibits and artifacts of local history, the California Museum of Photography, the California Citrus State Historic Park, and the Parent Washington Navel Orange Tree, the last of the two original navel orange trees in California.

The Inland Empire, comprised of Riverside and San Bernardino Counties, is the largest region of Southern California. With a population of more than 4,000,000 people this region is also larger than 24 of the 50 U.S. states. Its borders span from the Orange and Los Angeles County lines on the west, more than 100 miles east to the "low desert" communities of Palm Springs, La Quinta, and Rancho Mirage. It also runs nearly 150 miles from north to south, from the state-line border with Nevada in the north, to the southern-most city in the region, Temecula. The Inland Empire market saw a population surge in the late 1990's and early 2000's, following the demand for affordable family housing, and is still growing today. This robust market is also in close proximity to major Southern California airports, ports, and train routes which makes it an ideal location for not only retail, but

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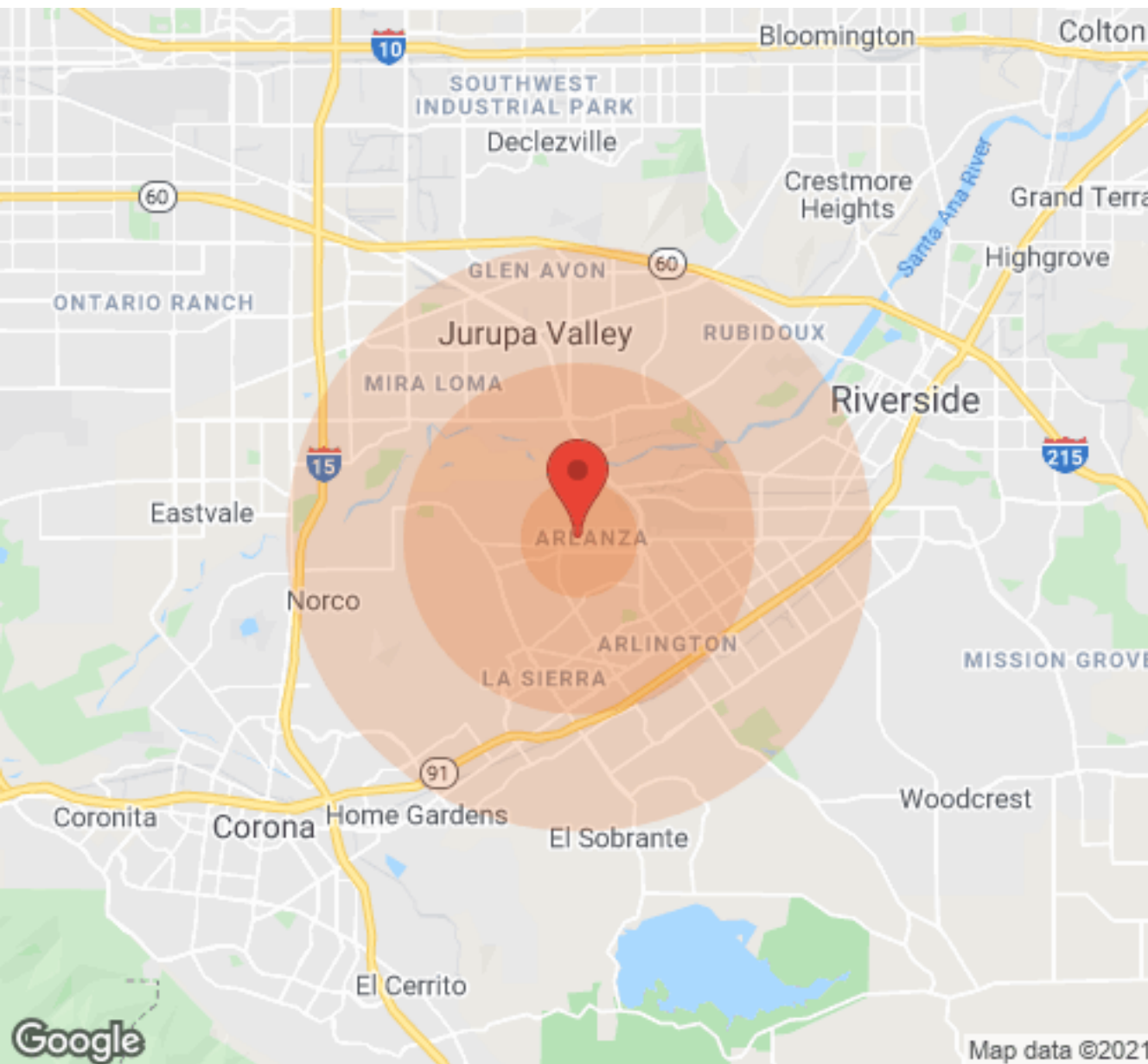
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	11,772	68,682	154,953
Female	11,436	65,921	153,197
Total Population	23,208	134,603	308,150

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,611	33,432	74,110
Ages 15-24	4,007	21,342	47,718
Ages 55-64	1,726	12,182	30,449
Ages 65+	1,157	11,518	31,077

Race	1 Mile	3 Miles	5 Miles
White	10,906	70,737	171,035
Black	651	5,370	12,932
Am In/AK Nat	210	943	1,531
Hawaiian	27	233	420
Hispanic	19,518	92,789	192,525
Multi-Racial	21,966	104,018	213,028

Income	1 Mile	3 Miles	5 Miles
Median	\$45,037	\$55,239	\$57,232
< \$15,000	715	3,730	7,643
\$15,000-\$24,999	763	3,813	7,623
\$25,000-\$34,999	641	3,762	8,346
\$35,000-\$49,999	1,093	6,412	13,744
\$50,000-\$74,999	1,203	8,333	18,856
\$75,000-\$99,999	484	5,016	13,008
\$10,000-\$149,999	536	4,030	12,230
\$150,000-\$199,999	101	1,077	3,806
> \$200,000	24	510	2,192

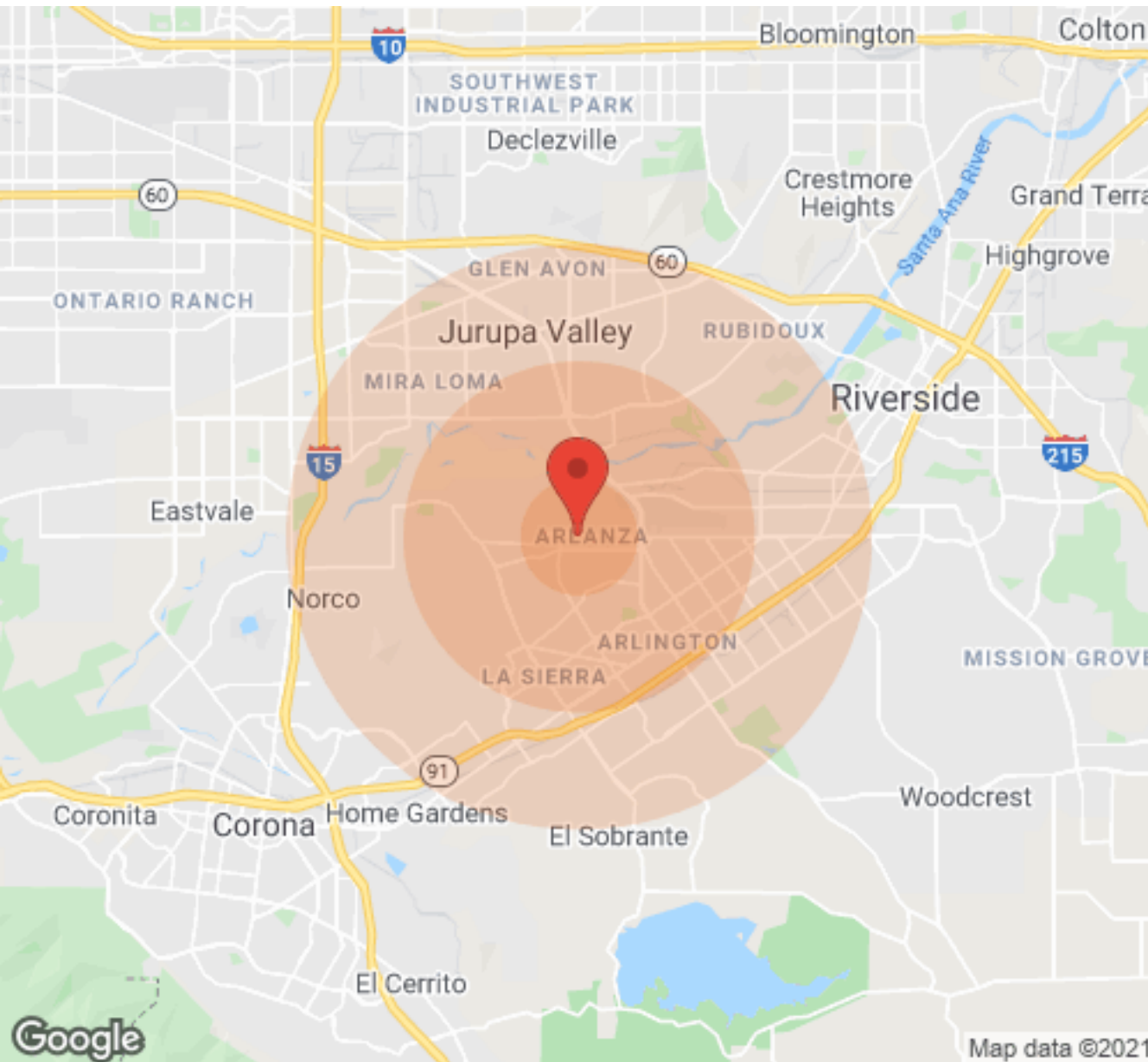
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Housing	1 Mile	3 Miles	5 Miles
Total Units	5,698	38,926	93,881
Occupied	5,366	36,638	88,385
Owner Occupied	2,532	19,865	54,518
Renter Occupied	2,834	16,773	33,867
Vacant	332	2,288	5,496

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