

BRAND NEW TWO-TENANT RETAIL

Costco / Aldi Anchored NNN Investment Opportunity



NEC I-215 and Clinton Keith Road | Murrieta, California

TEMECULA MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied, two-tenant, e-commerce resistant, investment property located in Murrieta, CA (Temecula MSA). The offering features a strong food and service tenant lineup of Chipotle (NYSE: CMG) and Verizon Wireless (S&P: BBB+). Both tenants have recently signed brand new 10-year leases with additional option periods left to extend, demonstrating their commitment to the site, and providing zero short term rollover. Chipotle and Verizon will be operating under leases which are NNN in nature, limiting expense leakage for a future investor. Additionally, Chipotle is equipped with an end-cap drive-thru “Chipotlane” to maximize both sales and convenience to the dense customer base immediately surrounding the site.

Chipotle and Verizon are located along Clinton Keith Road with clear visibility and access to 27,300 vehicles passing by daily. The asset benefits from direct on/off ramp access to Interstate 215 (106,600 VPD), a major thoroughfare connecting the Los Angeles MSA, making this an ideal, centralized location with easy commutes for both employees and customers. The subject property is ideally situated within The Vineyard Shopping Center, a 26.3-acre shopping center anchored by Costco Wholesale and ALDI. Other nearby national/credit tenants include Target, Tractor Supply Co., Starbucks, Marshalls, Albertsons, Stater Bros, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. Additionally, the asset is strategically positioned within an expanding retail corridor with numerous plans for development including a 522 single-family residential project in Murrieta Hills, a 210-unit apartment complex near I-15, a 56,060 SF commercial and retail center 3-miles southeast of the site, and more. Furthermore, the property is within walking distance to several single-family communities and multi-family complexes including Sonoma at Mapleton (193 units), Mitchell Place (230 units), Pacific Landing (325 units), and more, providing a direct residential consumer base from which the site can draw. The 5-mile trade area is supported by over 208,500 residents and 46,900 daytime employees. Residents within one mile of the subject property boast an affluent annual average household income of \$131,546.

OFFERING SUMMARY



OFFERING

Pricing	\$5,975,000
Net Operating Income	\$239,000
Cap Rate	4.00%
Tenants	Chipotle Mexican Grill, Inc. Los Angeles Limited Partnership (dba Verizon Wireless)
Occupancy	100%
Lease Types	NNN

PROPERTY SPECIFICATIONS

Rentable Area	4,850 SF
Land Area	1.57 Acres
Property Address	NEC I-215 and Clinton Keith Road Murrieta, California 92563
Year Built / Remodeled	Under Construction (Opening Q4 2022)
Parcel Number	392-270-063
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Strong Tenant Lineup | 100% Occupied | NNN Leases | Strong Commitment to Site | Drive-Thru Equipped

- The offering features a strong food and service tenant lineup of Chipotle (NYSE: CMG) and Verizon Wireless (S&P: BBB+)
- Chipotle and Verizon will be operating under leases which are NNN in nature, limiting expense leakage for a future investor
- Both tenants have recently signed a brand new 10-year lease with additional option periods left to extend, demonstrating their commitment to the site
- Additionally, Chipotle is equipped with an end-cap drive-thru “Chipotlane” to maximize both sales and convenience to the dense customer base immediately surrounding the site

Direct Residential Consumer Base | Six-Figure Incomes | Strong Demographics in 5-Mile Trade Area

- Within walking distance to several single-family communities and multi-family complexes including Sonoma at Mapleton (193 units), Mitchell Place (230 units), Pacific Landing (325 units), and more
- Nearby residential communities provide a direct consumer base for the site
- More than 208,500 residents and 46,900 employees support the trade area
- Residents within one mile of the subject property boast an affluent annual average household income of \$131,546

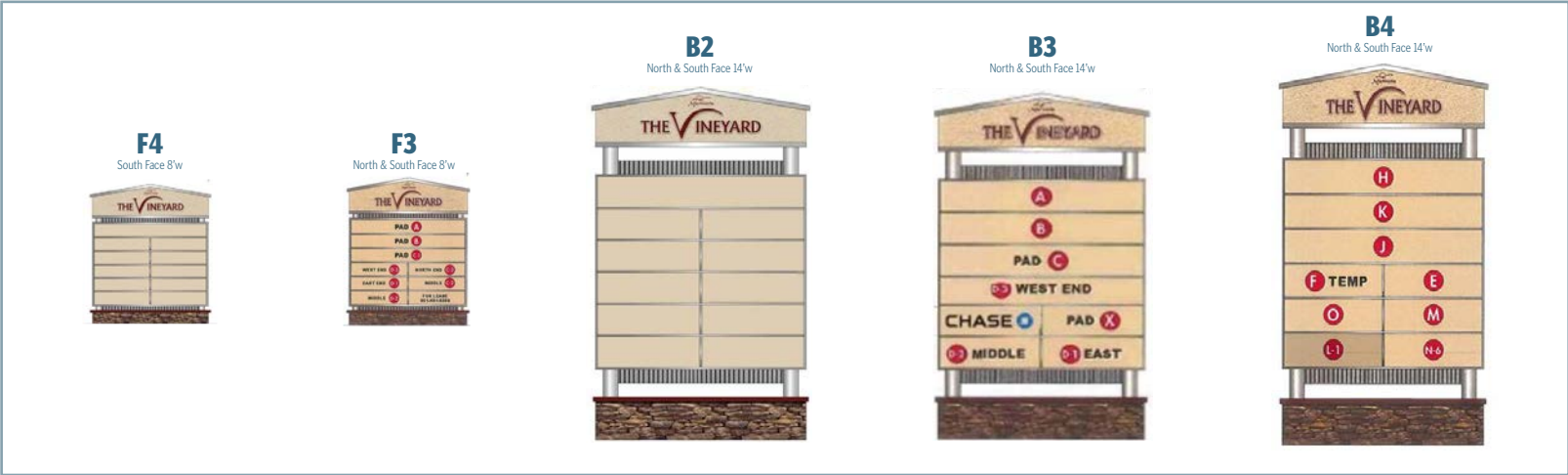
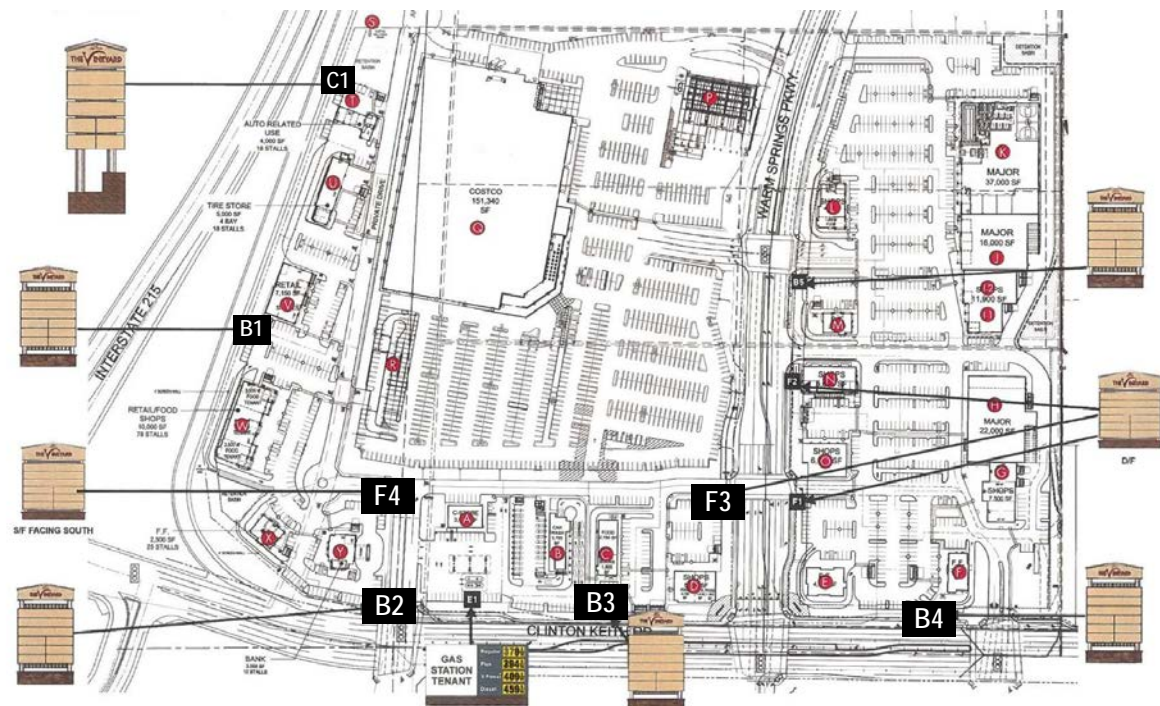
The Vineyard Shopping Center | Dense Retail Corridor | Nearby Developments

- The subject property is ideally situated within The Vineyard Shopping Center, a 26.3-acre shopping center anchored by Costco Wholesale and ALDI
- Other nearby national/credit tenants include Target, Tractor Supply Co., Starbucks, Marshalls, Albertsons, Stater Bros, and more
- Additionally, the asset is strategically positioned within an expanding retail corridor with numerous plans for development
- Nearby development projects include a 522 single-family residential project in Murrieta Hills, a 210-unit apartment complex near I-15, a 56,060 SF commercial and retail center 3-miles southeast of the site, and more

Located Along Clinton Keith Road | Centralized Location | Excellent Visibility & Access | Brand New Construction

- Chipotle and Verizon are located along Clinton Keith Road with clear visibility and access to 27,300 vehicles passing by daily
- The asset benefits from direct on/off ramp access to Interstate 215 (106,600 VPD), a major thoroughfare connecting the Los Angeles MSA, making this an ideal, centralized location with easy commutes for both employees and customers
- The asset has excellent visibility and multiple points of ingress/egress
- The building, which is slated to open in Q4 2022, will feature a state-of-the-art design using high quality materials

FREEWAY CENTER SIGNS



PROPERTY OVERVIEW



Location



Murrieta, California
Riverside County
Temecula MSA

Parking



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 7.63 stalls per 1,000 SF of leasable area.

Access



Creighton Avenue: 1 Access Point

Parcel



Parcel Number: 392-270-063
Acres: 1.57
Square Feet: 68,389

Traffic Counts



Clinton Keith Road: 27,300 Vehicles Per Day
Interstate 215: 106,600 Vehicles Per Day

Construction



Year Built: Under Construction
Estimated Grand Opening: Q4 2022

Improvements



There is approximately 4,850 SF of existing building area

Zoning



RC: Regional Commercial









106,600
VEHICLES PER DAY

215

RAMONA TIRE

PLANT
POWER
FAST FOOD

FREEWAY
CENTER SIGN

ANTELOPE RD.

COSTCO
WHOLESALE

FREEWAY
CENTER SIGN

FREEWAY
CENTER SIGN

ALDI

WARE STREET

GATINEAU ST.

verizon
CHIPOTLE
MEXICAN GRILL

Chick-fil-A

FREEWAY
CENTER SIGN

CREIGHTON AVE.

Quick Quack
CAR WASH

Starbucks

jamba

AT&T

FREEWAY
CENTER SIGN

Accelerated
URGENT CARE

FarmerBoys

WARM SPRINGS PKWY.

FREEWAY
CENTER SIGN

CHASE

FREEWAY
CENTER SIGN

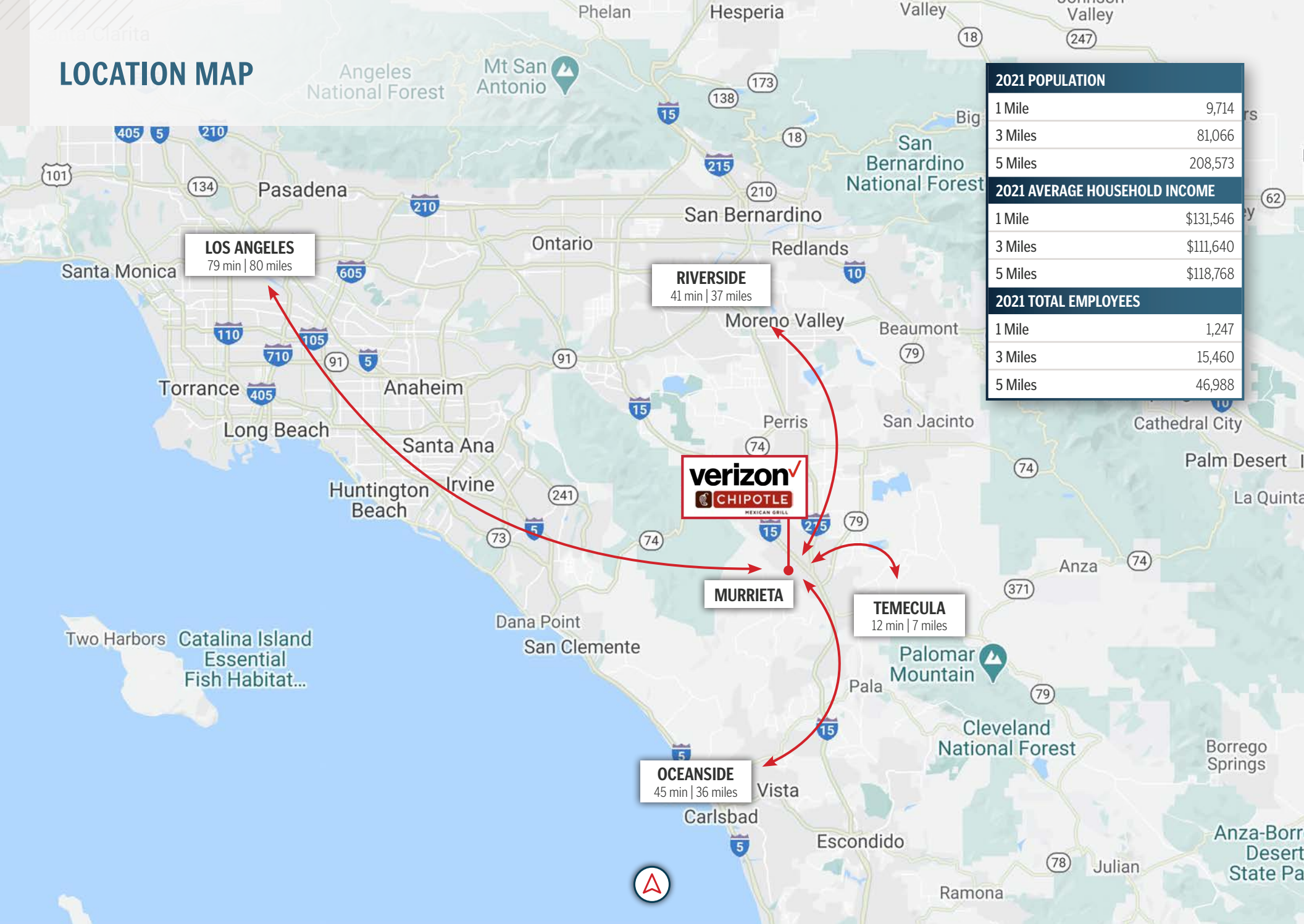
CLINTON KEITH RD.

27,300
VEHICLES PER DAY

FREEWAY
CENTER SIGN



LOCATION MAP





MURRIETA, CALIFORNIA

Murrieta, California, in Riverside county, is 5 miles northwest of Temecula, California (center to center) and 29 miles south of Riverside, California. The city is in the Riverside - San Bernardino area. The current population of Murrieta, California is 119,239 as of 2021.

Murrieta started becoming popular when Juan Murrieta from Spain brought a flock of more than 100,000 sheep to this area. A railway station was built in 1882, connecting Murrieta with Southern California. The city started booming but decline followed in 1935 when trains stopped running. The city started growing again in the early 1980s when Interstate 15 was built through it, and was officially incorporated in 1991.

The largest industries in Murrieta, CA are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Utilities, Public Administration, and Professional, Scientific, & Technical Services. Top Employers of the city are Murrieta Valley Unified School District, Southwest Healthcare System, Loma Linda University Medical Center, County of Riverside, Target, Oak Grove Center, City of Murrieta, Walmart, Murrieta Health & Rehab Center, Sam's Club.

Nearby attractions include Cal Oaks Sports Park, Los Alamos Hills Sports Park, and Antigua Park. The city has 50 parks which offer facilities for activities ranging from picnics to various sports, including an equestrian park and miles of trails. A number of events are held in the city itself throughout the year, and it is also a short drive from Southern California's wine country. San Diego County's beaches are just 35 minutes away.

Nearby academic institutions include Mount San Jacinto College, as well as a CSU San Marcos extension several minutes away in Temecula. Murrieta also has campuses for Azusa Pacific University and the University of Phoenix.





TEMECULA, CALIFORNIA

Temecula is a city in southwestern Riverside County, California, with a population of 112,795 as of July 1, 2018. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south. The City of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles.

Temecula is an affluent community, and is supported by high median and mean income levels as well as the city's favorable tourism and resort industries. The city is a prominent tourist destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and world-class casinos and resort accommodations attracting a significant number of tourists which contribute to the city's economic profile. In addition to tourism, the educational, leisure, professional, finance, and retail sectors further contribute to the city's economy.

Temecula has 39 parks, 22 miles of trails and 11 major community facilities. In 2013, it was named a Bronze Level Bicycle Friendly Community and it was named a Playful City USA. Temecula's Pennypickle's Workshop was a winner of Nickelodeon's Parents' Picks Award for "Best Museum" and "Best Kids' Party Place". Temecula's sports parks include the Ronald Reagan Sports Park (formerly named Rancho California Sports Park) and the Patricia H. Birdsall Sports Park.

Riverside County, is one of 58 counties in the state of California. As of July 1, 2017, the population was 2,423,266, making it the 4th most populous county in California and the 11th most populous county in the United States.



RIVERSIDE, CALIFORNIA

The City of Riverside, incorporated on October 11, 1883, is located in the western portion of Riverside County, about 60 miles east of Los Angeles. The City currently occupies a land area of 81.507 square miles. The City is located in the Inland Empire, which consists of Riverside and San Bernardino Counties (the “MSA”). The City leads the Inland Empire in most measures of economic power, including population, income, employment, bank deposits, assessed valuation, and office space and college enrollment. The population of the City is 324,696, which places it as the 7th largest in Southern California.



Riverside is strategically located at the crossroads in Southern California, offering a blend of small town charm and hospitality with the vision, energy and creativity of a rapidly developing metropolitan area. The city’s commitment to maintaining quality of life amenities is demonstrated by the variety of museums, theaters, fine dining options, array of festivals and markets, and unique shopping experiences for visitors and residents alike. Riverside’s central location in the heart of Inland Southern California makes Riverside an ideal shopping destination.

Riverside is home to a variety of food and beverage processing facilities including Pepsi Bottling Group, Inland Premium Packers, Fresh & Easy, Ludford’s Inc., JBT Food Tech and OSI Group. These companies are a part of the City’s strong manufacturing sector and represent some of the world’s most advanced technologies. Riverside’s strong manufacturing sector represents some of the world’s most advanced technologies from injection molding and food safety preparation to medical device manufacturing and products for the Aerospace industry.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	9,714	81,066	208,573
2026 Projected Population	10,828	85,677	223,643
2010 Census Population	7,075	70,893	171,665
Projected Annual Growth 2021 to 2026	2.20%	1.11%	1.41%
Historical Annual Growth 2010 to 2021	3.03%	1.37%	1.78%
HOUSEHOLDS & GROWTH			
2021 Estimated Households	2,723	25,536	62,396
2026 Projected Households	3,021	26,770	66,273
2010 Census Households	1,998	22,738	52,565
Projected Annual Growth 2021 to 2026	2.10%	0.95%	1.21%
Historical Annual Growth 2010 to 2021	2.65%	1.18%	1.57%
RACE & ETHNICITY			
2021 Estimated White	63.74%	66.98%	65.52%
2021 Estimated Black or African American	6.42%	6.43%	6.72%
2021 Estimated Asian or Pacific Islander	14.69%	11.74%	11.88%
2021 Estimated American Indian or Native Alaskan	0.71%	0.75%	0.84%
2021 Estimated Other Races	10.06%	10.40%	10.86%
2021 Estimated Hispanic	31.43%	31.96%	32.80%
INCOME			
2021 Estimated Average Household Income	\$131,546	\$111,640	\$118,768
2021 Estimated Median Household Income	\$106,865	\$91,674	\$99,601
2021 Estimated Per Capita Income	\$38,027	\$35,111	\$35,615
BUSINESSES & EMPLOYEES			
2021 Estimated Total Businesses	143	1,805	5,983
2021 Estimated Total Employees	1,247	15,460	46,988



RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro	Rental Increases						Lease	Lease	Options Remaining
			Rata	Rent	Rent	Rent	Rent	Rata	Increase		Rent	Rent	Rent	Rent	Start	End	
			(SF)	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	(\$)	Date	Inc.	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	Date	Date	
01	Chipotle Mexican Grill, Inc	2,500	52%	\$12,083	\$4.83	\$145,000	\$58.00	61%	Nov-27	10%	\$13,292	\$5.32	\$159,500	\$63.80	Nov-22	10 Yrs	3 (5-Year)
															(est.)		Opt 1: \$70.18 PSF/Yr Opt 2: \$77.20 PSF/Yr Opt 3: \$84.92 PSF/Yr
02	Los Angeles Limited Partnership	2,350	48%	\$7,833	\$3.33	\$94,000	\$40.00	39%	Nov-27	8.0%	\$8,460	\$3.60	\$101,520	\$43.20	Nov-22	10 Yrs	2 (5-Year)
	(dba Verizon Wireless)														(est.)		Opt 1: FMV Opt 2: FMV
	Total Occupied	4,850	100%	\$19,917	\$4.11	\$239,000	\$49.28	100%									
	Total Vacant	0	0%	\$0		\$0		0%									
	Total / Wtd. Avg:	4,850	100%	\$19,917	\$4.11	\$239,000	\$49.28	100%									

Notes

1) Verizon is to pay the Fair Market Value for the first year of each extension term; however, rent is not to be less than 12% over the fixed rent from the previous year.

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
01	Chipotle Mexican Grill, Inc	2,500	52%	Net	Net	Net	Net	-	\$9.00	\$22,500	Full Pass-Through. CAM charges and building specific charges are not to exceed \$9 PSF for the first calendar year, and are not to increase by 105% year-over-year. Management fees are not to exceed 15% of the Common Area Maintenance Costs.
02	Los Angeles Limited Partnership	2,350	48%	Net	Net	Net	Net	10%	\$9.00	\$21,150	Full Pass-Through. CAM charges and building specific charges are not to exceed \$9 PSF for the first calendar year, and are not to increase by 105% year-over-year. Tenant pays an admin fee of 10% of operating expenses in lieu of management.
Total Occupied		4,850	100%			Total Occupied			\$9.00	\$43,650	100%
Total Vacant		0	0%			Total Vacant			\$0.00	\$0	0%
Total / Wtd. Avg:		4,850	100%			Total Reimbursement			\$9.00	\$43,650	100%
						Total Operating Expenses			\$9.00	\$43,650	100%

PRICING SUMMARY



OPERATING CASH FLOW	IN-PLACE
Potential Rental Revenue	\$239,000
Potential Reimbursement Revenue	43,650
Effective Gross Revenue	\$282,650
Less Expenses	(\$43,650)
Net Operating Income	\$239,000

ESTIMATED OPERATING EXPENSES	IN-PLACE	PSF/YR
Taxes	\$27,160	\$5.60
Insurance	\$4,850	\$1.00
CAM	\$11,640	\$2.40
Total	\$43,650	\$9.00

NOTES

1. Operating Expenses are per the lease. Analysis assumes first year cap on NNN expenses is not hit.
2. Analysis does not account for tax levy.
3. Analysis does not account for a vacancy factor.
4. Analysis does not account for management fees.

PRICING SUMMARY	
Asking Price	\$5,975,000
Net Operating Income	\$239,000
Cap Rate	4.00%

PROPERTY SPECIFICATIONS	
Year Built	Under Construction (Opening Q4 2022)
Rentable Area	4,850 SF
Land Area	1.57 Acres
Address	NEC I-215 and Clinton Keith Road Murrieta, California 92563

BRAND PROFILE



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CHIPOTLE



chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 2,800+

2020 Employees: 95,000

2020 Revenue: \$5.98 Billion

2020 Net Income: \$355.77 Million

2020 Assets: \$5.98 Billion

2020 Equity: \$2.02 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. Chipotle had over 2,800 restaurants as of March 31, 2021, in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants. With over 95,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry.

VERIZON WIRELESS

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Company Type: Public (NYSE: VZ)

Parent: Verizon Communications

2021 Employees: 118,400

2021 Revenue: \$133.61 Billion

2021 Net Income: \$22.07 Billion

2021 Assets: \$366.60 Billion

2021 Equity: \$81.79 Billion

Credit Rating: S&P: BBB+

Verizon Wireless is the largest wireless communications provider in the U.S. with more than 27 million wireless voice and data customers. Serving nearly 137 million consumer, business, and government customers nationwide, the company offers both standard post-paid (about 95% of its customers) and prepaid subscription plans. It distributes new and pre-owned phones from manufacturers including Samsung Electronics, BlackBerry, LG, and Apple.



SRS

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RETAIL
PROFESSIONALS

27

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS SOLD
in 2021

\$3.1B

NET LEASE
TRANSACTION VALUE
in 2021

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