



SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY

ABSOLUTE NNN LEASE IN PRIME CITY OF VENTURA COASTAL LOCATION

RARE COASTAL NNN LEASED INVESTMENT ACROSS FROM PACIFIC VIEW MALL



3553 TELEGRAPH ROAD, VENTURA, CA 93003

exp
COMMERCIAL

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01 EXECUTIVE SUMMARY



EXP Commercial is pleased to present the opportunity to acquire a Single Tenant NNN leased KFC located in the epicenter of the Coastal Community of Ventura, California. The subject site is located approximately 4 miles from the beach and is across the street from the Pacific View Mall which features tenants such as Trader Joes, Chase Bank, Ross, Bev Mo, 24 Hour Fitness and many more. The subject property is also located across the street from Anacapa Middle School and two miles away from Ventura College. Strong tenant synergy in the consumer trade area increases consumer demand and promotes crossover exposure for the site. In addition, the City of Ventura is experiencing tremendous residential growth over the next 3 years with 2,000 residential units planned or under construction.

The Ventura trade area is comprised of 1,500,000 square feet of retail with an average occupancy of approximately 95% across more than 10 large shopping centers. There are 180,000 people within 5 miles of the property with incomes exceeding \$102,000 annually. Over \$1.3 billion is spent by consumers within 5 miles of the property annually on household items, food & alcohol, entertainment, and apparel.

Location: Single Tenant KFC
3553 Telegraph Road
Ventura, CA

Offering Price: \$3,304,290

Capitalization Rate: 4%

Building Size: 2,418 SF

Parcel Size: 18,103SF

Parking: 14 Spaces

Zoning: C-1

Parcel Numbers: 078-0-201-250;078-0-201-240



INVESTMENT HIGHLIGHTS



Excellent Freeway Accessibility: The Subject property is ideally situated just off the corner of Mills Road and Telegraph Road, less than a half a mile from U.S. Highway 101(192,000 cars per day).

- Absolute NNN Drive Thru/Zero Landlord Responsibilities, making it ideal for a management free investment opportunity for a passive investor.
- Guaranteed by RBD California Restaurants, the largest KFC franchisee in Southern California (78 locations)
- Trophy Coastal Ventura location with Strong High Demographics
- Well Known and Established Brand with strong Franchisee



Recent Regional Highlights

- Prime Visibility Just off the Intersection of Telegraph Road and Mills Road: Telegraph Road is a primary corridor in the City of Ventura.
- Strong Retail Corridor; Across the Street from Pacific View Mall: The Subject Property is across the street from Trader Joes, Target, Wood Ranch BBQ, 24 Hour Fitness, California Pizza Kitchen, Jersey Mikes and many more.

FINANCIAL SUMMARY

2022 NOI Summary
1/1/2022-12/31/2022

Income

NOI

Sales Price

Cap Rate

\$132,168

\$3,304,290

4%

Tenant	Approx. Area Sq. Ft.	Lease Start	Lease End	2022 Minimum Rent Monthly
RBD California Restaurants Limited	2,418 SF	11/16/2001	11/30/2026	\$11,014

Option:

4 (5) year Options

Final Expiration

11/30/2036

Rent Monthly

\$11,014

Rent Annually

\$132,168

Increases

CPI capped at 10% every 5 years

•Tenant has Exercised two of its original Four (5) Year Options.

•Therefore, there are 2 Remaining Five Year Options to Extend the Lease with Final Expiration being 11/30/2036

•Tenant and Guarantor: RBD California Restaurants Limited(78 Units)*The Largest KFC franchisee in Southern California.



TENANT PROFILE



Restaurant BRANDS

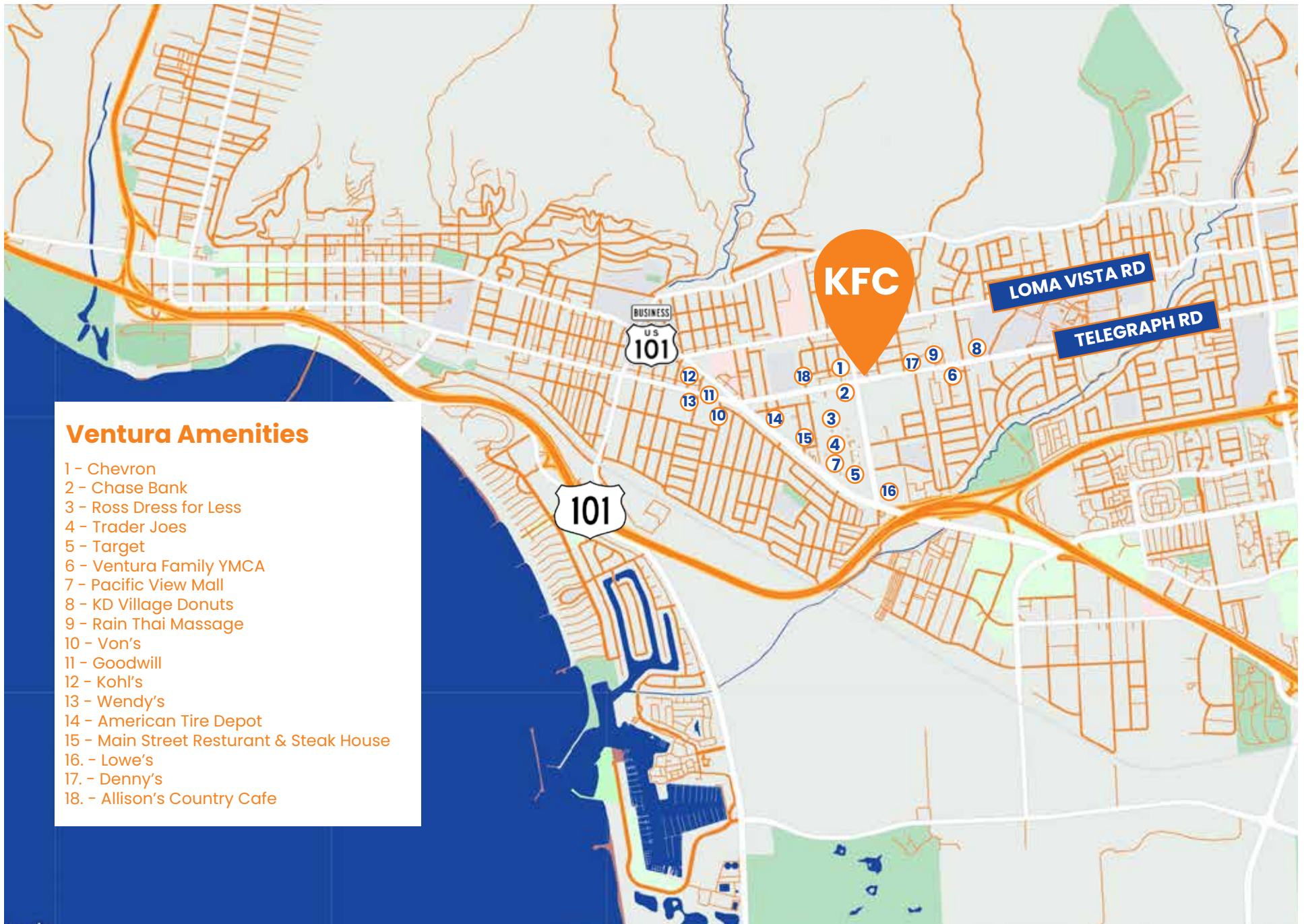
Restaurant Brands is a corporate franchisee and specializes in managing multi-site branded food retail chains. Its restaurant New Zealand Customer Service Centre and corporate office is located in Penrose in Auckland, with regional Customer Service Centres in Sydney, Honolulu and Los Angeles. Restaurant Brands is listed on the New Zealand Stock Exchange under NZX code RBD and on the Australian Securities Exchange under ASX code RBD. As of December 2020, Restaurant Brands has 348 stores: 102 KFC New Zealand, 66 KFC Australia, 69 KFC California (including 11 multi-brand KFC-Taco Bell stores), 37 Taco Bell Hawaii, 4 Taco Bell Australia, 4 Taco Bell New Zealand, 13 Pizza Hut New Zealand, 35 Pizza Hut Hawaii and 18 Carl's Jr. New Zealand. It employs over 12,000 staff across New Zealand, Australia, California and Hawaii and serves hundreds of thousands of customers worldwide every day.

Company Type: New Zealand Stock Exchange (NZX): RBD
Australian Securities Exchange (ASX): RBD
Locations: 348 worldwide stores
Website: www.restaurantbrands.co.nz

Brands

Restaurant Brands operates the New Zealand franchises for KFC, Pizza Hut, Carl's Jr. and Taco Bell. They also operate a KFC franchise in New South Wales, Australia & California, USA and Taco Bell and Pizza Hut franchise in Hawaii, Guam and Saipan.





Ventura Amenities

- 1 - Chevron
- 2 - Chase Bank
- 3 - Ross Dress for Less
- 4 - Trader Joes
- 5 - Target
- 6 - Ventura Family YMCA
- 7 - Pacific View Mall
- 8 - KD Village Donuts
- 9 - Rain Thai Massage
- 10 - Von's
- 11 - Goodwill
- 12 - Kohl's
- 13 - Wendy's
- 14 - American Tire Depot
- 15 - Main Street Restaurant & Steak House
- 16 - Lowe's
- 17 - Denny's
- 18 - Allison's Country Cafe

Ventura California



CITY OF VENTURA

Located on the coast just north of Los Angeles, Ventura was founded in 1782 when Saint Junipero Serra established the ninth California mission. Formally known as San Buenaventura and nicknamed the “city of good fortune,” Ventura is known for its beautiful beaches and charming surf town culture.

Once a hub for agriculture, Ventura benefits from its proximity to Los Angeles as it continues to grow and become a business hub with companies like Patagonia and The Trade Desk establishing their headquarters in the city. The City of Ventura is approximately 32 square miles and serves over 110,000 residents. Ventura County, as a whole, often ranks as one of the most desirable places to live due to its scenery, climate, accessibility, and culture.

More than 12,000 businesses call the City of Ventura home with a workforce over 66,800. The average annual household income is over \$101,000 and average home value is \$695,100.

The City of Ventura serves as a tourist destination for many, generating a consistent source of revenue and customers for the retail market. Annually, an estimated 2.7 million people visit Ventura, spending a total of \$289 million in the city. As a county, tourist travel spending exceeded more than \$916.8 million in 2020. Tourism is one of Ventura’s fastest growing industries and provides a robust customer base for the retail market.

VENTURA COUNTY

Ventura County is one of 58 counties in the State of California. It has a beautiful, temperate climate and its landmass rises from sea level to 8,831 feet at Mt. Pinos in the Los Padres National Forest. At certain times of the year, it is possible to stand on the beach and see snow in the mountains.

The county’s coastline stretches a stunning 42 miles and the peaks of the Los Padres National Forest account for 46 percent of the landmass in the northern portion of the county. Fertile valleys in the southern half of the county make Ventura County a leading agricultural producer. Together, farming and the Los Padres National Forest occupy half of the county’s 1.2 million acres.

The mild Mediterranean climate, along with scenic geography, makes the area attractive to the more than 847,400 culturally and ethnically diverse people who call Ventura County home. The unincorporated areas – along with the ten incorporated cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and San Buenaventura (Ventura) – rank Ventura as the 11th most populous county in the State.

Ventura County has a strong economic base that includes major industries such as biotechnology, health care, education, agriculture, advanced technologies, oil production, military testing and development, and tourism.



DEMOGRAPHICS – VENTURA COUNTY

POPULATION	
2021 Total Population	847,478
2026 Total Population	860,476
2021–2026 Annual Rate	0.30%
Total Daytime Population	820,317
Total Businesses	32,855
Total Employees	335,837
2021 Median Age	37.9

HOUSEHOLDS	
2021 Households	273,091
2021 Housing Units	290,300
Owner Occupied Housing Units	60.1%
Renter Occupied Housing Units	33.9%
Vacant Housing Units	5.9%
2021 Average Home Value	\$755,067

INCOME	
2021 Median Household Income	\$92,208
2021 Average Household Income	\$119,654

Naval Base Ventura County at Point Mugu is the largest employer in the county with more than 16,000 employees. The County of Ventura (government) is the next largest employer more than 8,000 employees located throughout the county. The Port of Hueneme is California's smallest, but only deep-water port between Los Angeles and San Francisco, and plays a major role in the local economy.

Home to two universities (California State University Channel Islands and California Lutheran University), a small private college and three community colleges (Oxnard, Ventura, and Moorpark), multiple university extensions, institutes, and adult schools, the county is an educational center and enjoys a strong structure for workforce development.



**1,873 Sq. Miles
AREA OF COUNTY**



**46%
FOREST
RESERVE**



**42 Miles
COASTLINE**

Ventura California



110,337
TOTAL POPULATION



121,129
DAYTIME POPULATION



40.4
MEDIAN AGE



\$101,084
AVERAGE HOUSEHOLD INCOME



66,868
TOTAL EMPLOYEES

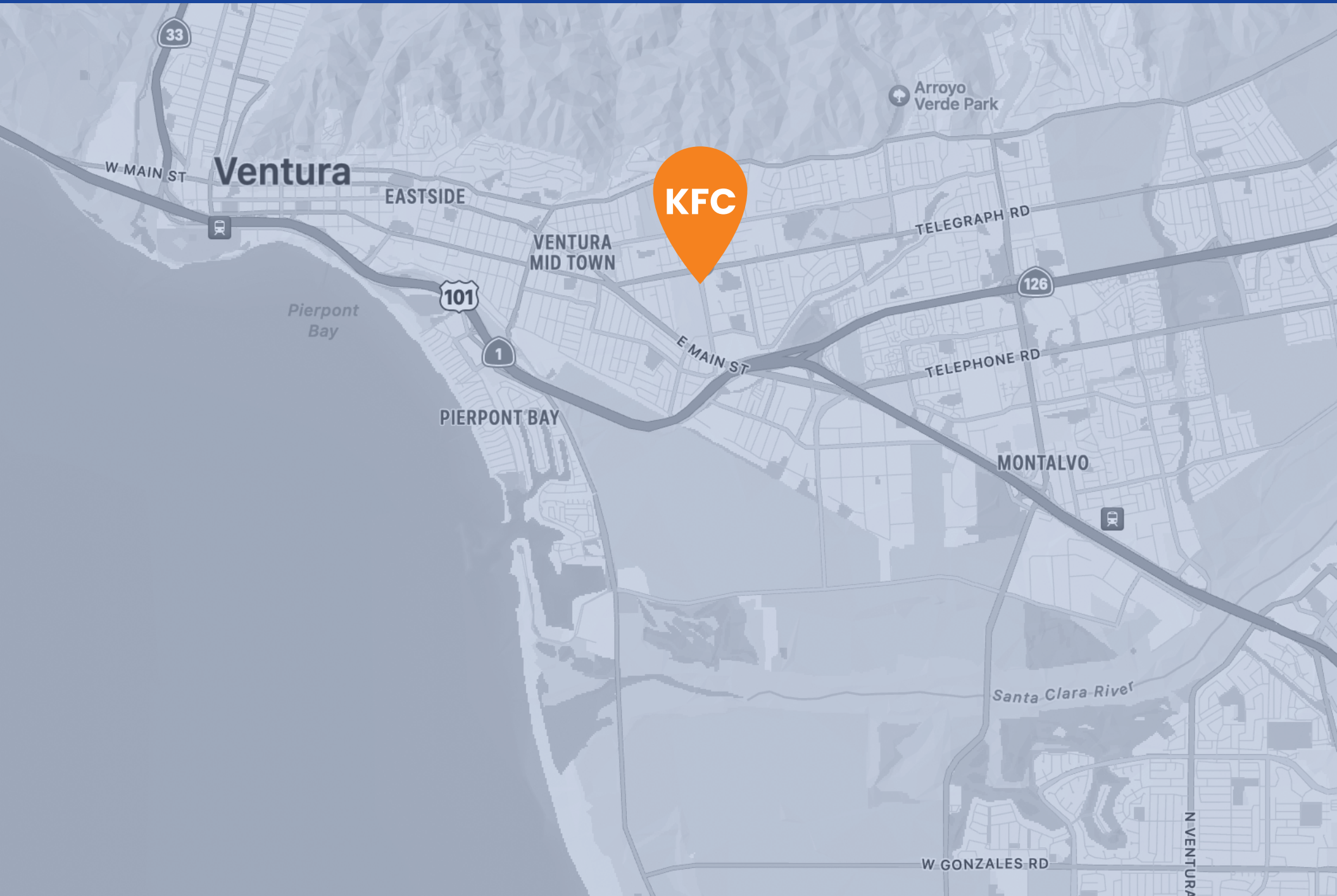


\$695,187
AVERAGE HOME VALUE





MAP





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