

GTS REALTY | retail



OFFERING MEMORANDUM

INVESTMENT ADVISOR

TODD SIEGEL, CSM, CRRP, CPM | DRE #01106670

GTS REALTY INC. | DRE #02117567

TODD@GTSREALTY.COM | 951.236.9701

Chipotle Drive-Thru at Joshua Village

57592 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284



Aaron's

VONS

ANGELVIEW

ROSS
DRESS FOR LESS

BIG TIRES

Spectrum



usbank

SUBJECT



Coming Q4 2023

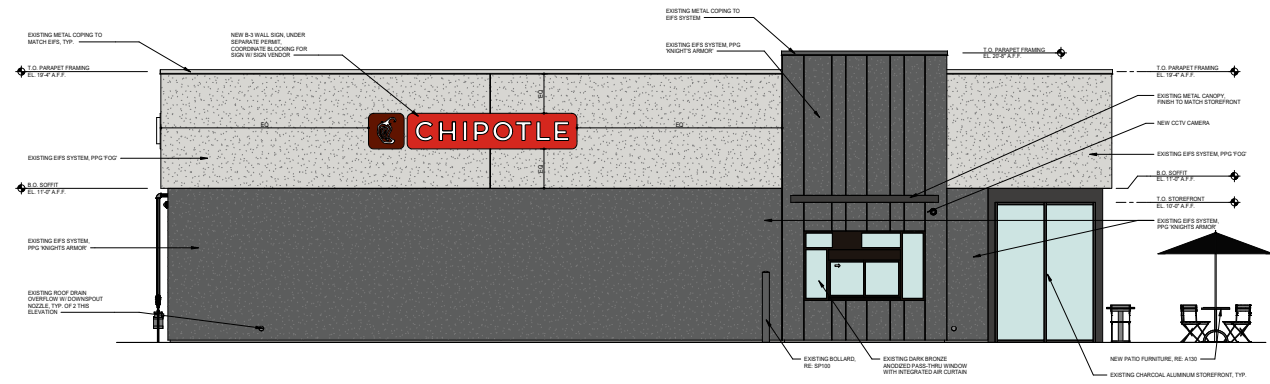


DISCLOSURE/DISCLAIMER

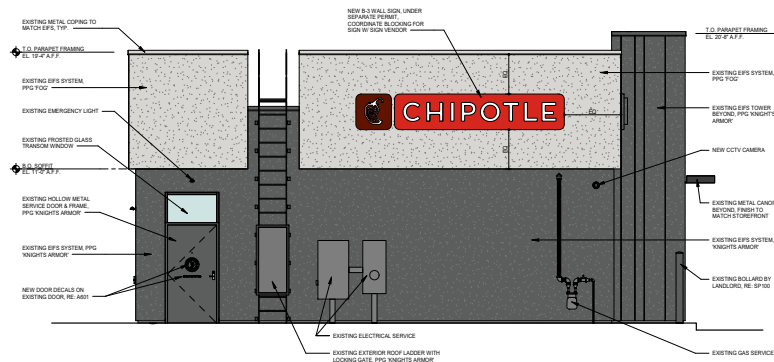
GTS REALTY Inc. (the "Broker") has been engaged by the Owner as the exclusive sales representative for the Owner. Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner of the Property and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner. This Memorandum contains select information pertaining to the Property and the Owner does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice. All offers, counteroffers, and negotiations shall be non-binding and neither Broker nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that the broker for a purchaser and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between the broker for a purchaser and the Owner and or Broker, that broker shall not look for payment of such a commission or any other compensation. Although all information furnished regarding the Property has been obtained from sources deemed to be reliable, that information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. All information is subject to errors, omissions, change, or other conditions or withdrawal without notice.

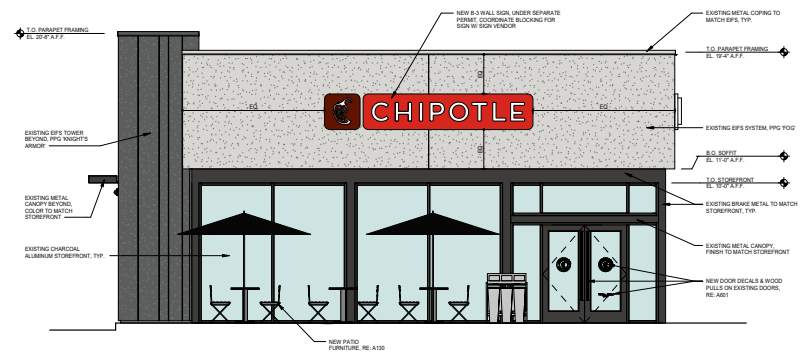
Chipotle Building Plan



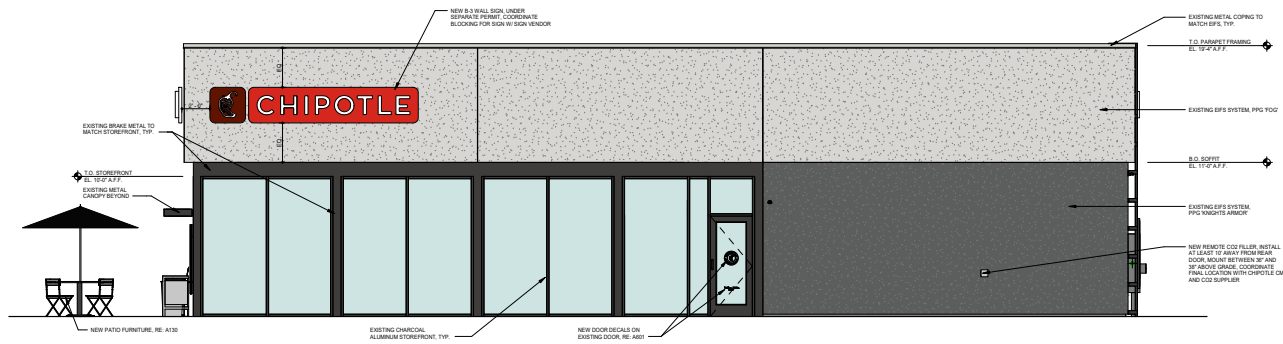
3 BUILDING ELEVATION - WEST
1/4" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



1 BUILDING ELEVATION - EAST

GENERAL NOTES

3. SIGNAGE IS SHOWN ONLY FOR PLACEMENT. SCALE & DESIGN INTENT. ALL SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT.
 - A. EXTERIOR SIGNAGE SHALL BE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
4. PATCH AND REPAIR ALL FACADES IN PREMISES WHERE EXISTING SIGNS OR MARKERS HAVE BEEN REMOVED OR WHERE FACADE HAS BEEN DAMAGED OR IS DISCOLORED.
5. INSURE THAT ALL STOREFRONT HAS CONTINUOUS, CLEAN SEALANT AROUND THE INTERIOR AND EXTERIOR PERIMETER BETWEEN THE STOREFRONT AND THE EXTERIOR WALL FINISH.
6. ANY COMPONENTS NOTED AS "EXISTING" IS EITHER AN EXISTING CONDITION OR NEW WORK THAT WILL BE PERFORMED BY THE LANDLORD UNDER A SEPARATE PERMIT. PRIOR TO CONSTRUCTION, ANY COMPONENT NOT NOTICED SHALL BE ASSUMED TO BE "EXISTING". ALL COMPONENTS NOTICED AS "NEW" IS IN THE SCOPE OF WORK OF THIS PROJECT.

Site plan of the proposed restaurant building and parking area. The plan shows a large building with a kitchen, dining area, and bar. A parking lot with 10 spaces is located to the left of the building. A drive-thru window is indicated on the left side of the building. The site is bounded by Twentynine Palms Highway to the south and a residential area to the north. Dimensions and setbacks are provided for the building and parking lot.

8826 Santa Fe Drive Suite 304 Overland Park KS 66212



INVESTMENT HIGHLIGHTS

- New Chipotle with drive-thru
- 10% increase every 5 years
- Corporate Lease – traded on the NYSE: CMG
- #10 in the Top 500 Chain Restaurant Report - Restaurant Business 2022
- Russell 1000, S&P 500 Consumer Discretionary, Russell 3000, S&P 500
- New Fifteen-year NNN lease with three five-year options



EXECUTIVE SUMMARY

GTS Realty Inc. is pleased to present the opportunity to acquire Chipotle Drive-thru, located in the Joshua Village Shopping Center, a 97,250 square foot grocery anchored shopping center in Yucca Valley, California. Joshua Village contains Vons, Ross Dress for Less, Aaron Rents, Big O Tires, Spectrum, Angel View, The UPS Store, Little Caesars, La Michoacana and others. It is one of the dominant centers in the trade area. A Chipotle is planned to open Q4 of 2023. **This offering is only for Chipotle.**

Joshua Village is located along Twentynine Palms Highway, the main arterial between Yucca Valley and the Joshua Tree National Forest. The customer base includes the 25,000 residents as well as the 12,500 active duty military stationed at Twentynine Palms Marine Base, 24,000 family members and another 21,000 DoD/Contractors. Joshua Village also benefits from the more than 2.4 million visitors traveling to Joshua Tree National Forest annually, located 10 miles from the center.

EXECUTIVE SUMMARY

INVESTMENT SUMMARY	
LISTING PRICE	\$3,000,000
NOI	\$135,000
CAP RATE	4.50%
CURRENT OCCUPANCY	100%
TOTAL GLA (SF)	2,325
TOTAL LAND SIZE	TBD
Lot is currently being split to provide separate parcel for Chipotle.	
TENANT PROFILE	



CHIPOTLE

Chipotle Mexican Grill, Inc. is an American chain of fast casual restaurants specializing in bowls, tacos and Mission burritos made to order in front of the customer. Chipotle operates over 3,100 restaurants in the United States, United Kingdom, Canada, Germany, and France.

Chipotle was one of the first chains of fast casual dining establishments founded by Steve Eells in 1993. In 2023, the company plans to open 270 new restaurants with at least 80% to include the digital order drive-thru. For more information visit www.chipotle.com

GROCERY SALES PERFORMANCE

Chipotle is located in Joshua Village, home to Vons a dominant grocer in the trade area. Vons has been experiencing steady sales increases for the past four years. Since 2018, their sales have increased 34%.

CAPTIVE CUSTOMER BASE

In addition to the 25,000 residents of Yucca Valley, Joshua Village also benefits from the more than 2.4 million visitors traveling to Joshua Tree National Forest annually. Joshua Village also serves the 12,500 troops stationed at Twentynine Palms Marine Base, 24,000 family member and another 21,000 DoD/Contractors

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

THIS OFFERING IS ONLY FOR CHIPOTLE

LOCATION

Located on the north side of Twentynine Palms Highway, just east of Airway Avenue and just west of Warren Vista Avenue in the City of Yucca Valley in San Bernardino County, California. Located in the Mojave Desert, Yucca Valley is approximately 17 miles west of Twentynine Palms, 37 miles north of Palm Springs and 55 miles east of San Bernardino.

ADDRESS

57592 Twentynine Palms Highway Yucca Valley, California 92284

BUILDING SQUARE FOOTAGE

2,325 SF

LAND SQUARE FOOTAGE (ACRES TBD)

Lot is currently being split to provide separate parcel for Chipotle.

ZONING

Neighborhood Commercial (C-N)

APN#

0595-271-36

ACRES TBD

Lot is currently being split to provide separate parcel for Chipotle.



TRAFFIC COUNTS

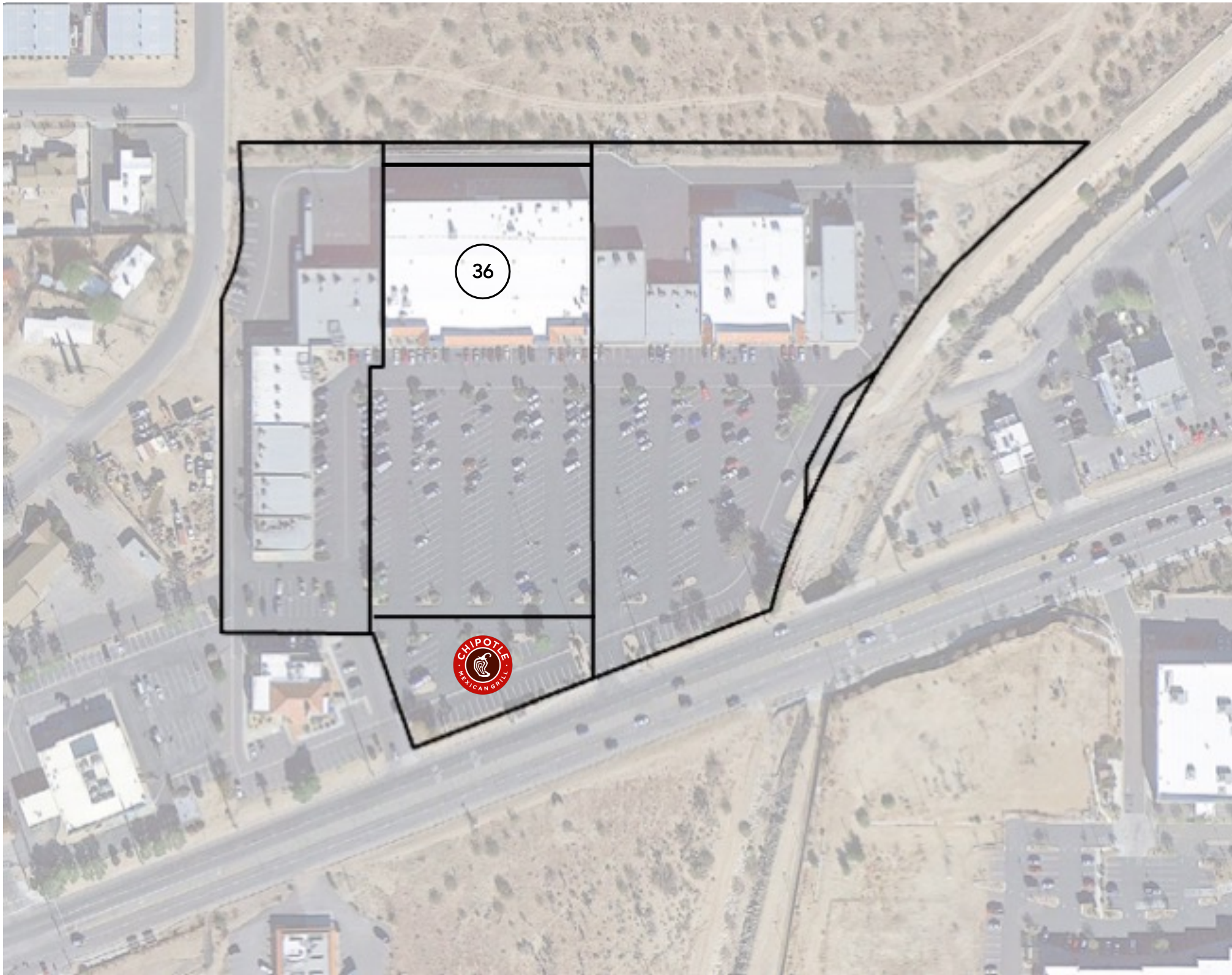
±29,500 average cars per day on Twentynine Palms Highway (Route 62)

ACCESS

Joshua Village benefits from two access points on Twentynine Palms Highway as well as an additional loading entrance off Airway Avenue. All access points are available to all turning directions.

PARKING

Joshua Village provides striped surface parking for approximately 530 vehicles for a ratio of approximately 5.4 spaces per 1,000 square feet.



SITE PLAN



YUCCA VALLEY RETAIL

DESERT HEIGHTS

TWENTYNINE
PALMS

SUNFAIR

JOSHUA TREE
NATIONAL FOREST



YUCCA VALLEY
AIRPORT

OLD WOMAN SPRINGS ROAD



YUCCA VALLEY
TOWN HALL & LIBRARY



TWENTYNINE PALMS HIGHWAY

SOUTH VIEW

JOSHUA TREE
NATIONAL FOREST

SITE

Walgreens

BIG 5
SPORTING GOODS

Rite Aid
PHARMACY

STATER BROS. WELLS FARGO

TWENTYNINE PALMS HIGHWAY

TOWN CENTER MALL

YUCCA TRAIL

YUCCA VALLEY AIRPORT

STATER BROS.

TSC TRACTOR SUPPLY CO.
TractorSupply.com

Jack
in the box

99¢
only

Pizza
Hut

DEL TACO

McDonald's

Arby's

Starbucks

Applebee's

NAPA

O'Reilly
AUTO PARTS

Carls Jr.

EAST VIEW



TRADE AREA OVERVIEW



YUCCA VALLEY

Yucca Valley is an incorporated town in San Bernardino County, California. The 2020 census population is 21,738. Yucca Valley is bordered on the west by the San Bernardino Mountains and in the south by the Joshua Tree National Park. The Yucca Valley community is located in the Mojave Desert at roughly 3,300 feet above sea level. Yucca Valley is located north of the Joshua Tree National Park, while the Little San Bernardino Mountains and many hills cover a large percentage of city area. Yucca Valley is known for its stunning scenery, characterized by a fascinating desert landscape.

SAN BERNARDINO COUNTY

San Bernardino is a county located in the southern portion of the U.S. state of California. As of the 2020 census the population was 2,181,654, making it the fifth-most populous county in California, and the 14th-most populous in the United States. The county seat is San Bernardino.

San Bernardino County is included in the Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area, also known as the Inland Empire. With an area of 20,105 square miles, San Bernardino County is the largest county in the United States by area, although some of Alaska's boroughs and census areas are larger. The county is close to the size of West Virginia.

INLAND EMPIRE REGIONAL DESCRIPTION

The Inland Empire is comprised of San Bernardino and Riverside Counties. It is one of the most dynamic regions of the country. The Inland Empire is currently home to approximately 4.6 million people with steady growth projected over the next 5 years.

The inland Empire is moving forward after the pandemic and saw the region's biggest GDP growth at 52% while Orange County ranked at 31%. The Inland Empire has also recovered the most jobs since the pandemic began. Jobs are coming back and employment continues to improve with the March 2023 unemployment rate at 4.5%. Leading the job growth is logistics, professional employment, health care, education and leisure and hospitality. Employment increased to 1,644,300 in April 2022 an increase of 10,100 jobs.

Distributing and warehousing are major components of the Inland Empire's growth as the Inland Empire is one of the largest industrial markets in the country with over 500 million square feet of industrial buildings. Approximately 33.3 million square feet of industrial real estate is under construction across the Inland Empire, which encompasses Riverside and San Bernardino counties. That's nearly double the 19.9 million square feet in the first quarter of 2021.

Housing growth is also accelerating throughout the region with many new housing communities starting to sprout up especially in regions such as Rancho Cucamonga, Fontana, Menifee, Eastvale, and Lake Elsinore. Home prices are a major competitive advantage of the region with the median home price at approximately \$580,000 compared to Los Angeles County at \$998,000 and Orange County at \$1,000,000. Even the cost of housing in the high income areas of the Inland Empire are moderate in comparison with median home prices as follows: Chino Hills (\$900,000), Claremont (\$937,000), Redlands (\$599,900), Temecula (\$748,000) and Corona (\$749,000).

**4.6 Million
POPULATION**

**4.5%
UNEMPLOYMENT RATE**

**52% GDP
GROWTH**

TRADE AREA OVERVIEW

INLAND EMPIRE REGIONAL DESCRIPTION

The Inland Empire is also home to many top colleges and Universities including The Claremont Colleges, University of California-Riverside, Cal Poly Pomona, University of Redlands, University of La Verne, California Baptist University, La Sierra University, Cal State San Bernardino, and numerous community colleges. The substantial private and public educational opportunities within the region are providing an educated workforce for future regional growth.

It is an exciting time for the Inland Empire. Job growth is strong, housing growth is increasing, private and public development is plentiful. This is resulting in capital from throughout the world investing in the region so that their capital can benefit from the regions growth.

JOSHUA TREE NATIONAL PARK

Joshua Tree National Park is located 10 miles from Joshua Village. Declared a U.S. National Park in 1994 when the U.S. Congress passed the California Desert Protection Act. Over 2.4 million people visit Joshua Tree National Park annually. It is named for the Joshua trees native to the park. It covers a land area of 790,636 acres—an area slightly larger than the state of Rhode Island. A large part of the park, some 429,690 acres, is a designated wilderness area. Straddling the San Bernardino County/Riverside County border, the park includes parts of two deserts, each an ecosystem whose characteristics are determined primarily by elevation: the higher Mojave Desert and lower Colorado Desert. The Little San Bernardino Mountains run through the southwest edge of the park.

MARINE CORPS AIR GROUND COMBAT CENTER

Twentynine Palms or the Marine Corps Air Ground Combat Center (MCAGCC) is a premier training facility. It is known for having one of the most unique living environments in the western United States. MCAGCC covers more than 998 square miles of the high desert, which makes it larger than some small counties. It's residents include 12,500 active duty, 24,000 family members, 21,000 DoD/Contractors and 1,200 retirees.. This military community acts as the Gateway to the California outback.



**4.6 Million
POPULATION**

**4.5%
UNEMPLOYMENT RATE**

**52% GDP
GROWTH**

DEMOGRAPHICS

	3 miles	7 miles	10miles
POPULATION			
2023 Total Population	20,160	31,249	36,110
2028 Projected Population	20,562	31,737	36,584
2023 – 2028 Projected Population Growth	1.99%	1.56%	1.31%
2021 Total Businesses	800	1,043	1,161
2021 Total Employees	8,011	12,484	14,392
2021 Total Daytime Population	20,429	31,117	36,442
2023 Median Age	39.62	40.15	41.12
HOUSEHOLDS			
2023 Households	8,169	12,997	15,138
2023 Average Household Size	2.44	2.38	2.36
2023 Housing Units			
Owner Occupied Housing Units	62.44%	63.99%	65.50%
Renter Occupied Housing Units	37.56%	36.01%	34.51%
2023 Yucca Valley Average Home Value	\$367,393	\$367,393	\$367,393
2023 Median Home Value	\$270,041	\$265,201	\$261,954
INCOME			
2023 Average Household Income	\$76,675	\$73,896	\$72,281
2023 Median Household Income	\$55,980	\$51,257	\$49,663
2023 Household Income Base			
<\$15,000	9.3%	10.9%	11.3%
\$15,000 - \$24,999	9.3%	10.6%	11.5%
\$25,000 - \$34,999	10.9%	9.6%	9.9%
\$35,000 - \$49,999	15.7%	17.7%	17.6%
\$50,000 - \$74,999	16.5%	15.5%	15.3%
\$75,000 - \$99,999	12.1%	11.6%	11.2%
\$100,000 - \$124,999	10.2%	8.8%	8.4%
\$125,000 - \$149,999	6.8%	5.5%	5.3%
\$150,000 - \$199,999	4.8%	4.9%	4.9%
\$200,000 - \$249,999	2.2%	2.4%	2.5%
\$250,000 - \$499,999	1.5%	1.5%	1.5%
\$500,000+	.75%	.65%	.59%