

GOLDEN CORRAL SAN BERNARDINO

INVESTMENT OPPORTUNITY

325 E HOSPITALITY AVE SAN BERNARDINO CA 92408



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INVESTMENT SUMMARY

The Collective Realty is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) investment opportunity located in the heart of San Bernardino, California. The Seller would like to have a long term NNN lease after the sale of the property. The preferred lease term would be a 15-year lease with 2 (10-year) options to extend, demonstrating their commitment to the site. The lease features a 10% rental increment every 5 years throughout the lease term. The lease is an absolute NNN with minimal responsibilities for the investor.

This property is located in a highly visible area, adjacent to the I-10 freeway and close to the 215 freeway. There is ample traffic nearby with approximately 51,425 vehicles passing the frontage on Waterman Avenue and 186,000 vehicles on I-10 and I-215 every day. The large pylon sign that is easily visible from the I-10 freeway. This is a prime location with many major retailers, hotels, offices and commercial centers nearby such as Home Depot, Costco, Sam's Club, Petsmart, DoubleTree Hotel, Planet Fitness, Office Depot, Amazon distribution centers, Best Buy and many more. The existing approximately 11,337 sqft restaurant space was built in 2017 and has maximum capacity of 342 persons, with a separate dining room for private events. Parking is not an issue with 183 regular and 7 handicap parking spaces.



LAND
±2.26 ACRES



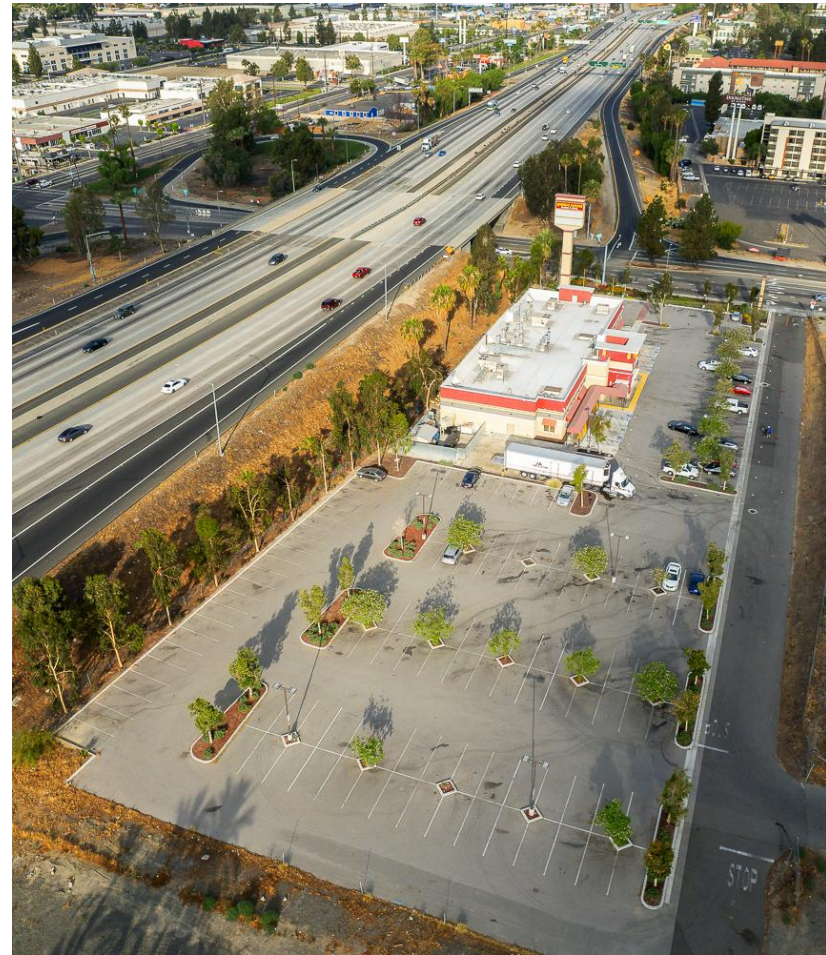
BUILDING
11,337 SQFT



TRAFFIC ON
WATERMAN FRONTAGE
51,425 DAILY



PROPERTY PHOTOS



PROPERTY PHOTO



OFFERING SUMMARY

OFFERING

| | |
|---------------------------|-----------------|
| Price | \$7,500,000 |
| Price Per Square Foot | \$661.55 |
| Potential Cap Rate | 5% |
| Tenant | Golden Corral |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | Minimal to none |

PROPERTY SPECIFICATIONS

| | |
|------------------|--|
| Property Address | 325 E Hospitality Ln San Bernardino CA 92408 |
| APN | 0281-061-30-0000, 0281-061-32-0000 |
| Year Built | 2017 |
| Building Size | ±11,337 sqft |
| Lot Size | ±2.26 acres (2 parcels of land) |

PROPERTY SPECIFICATIONS (CONT.)

| | |
|---------------------|---|
| Zone | Commercial Regional 3 (CR3) |
| Parking | 183 regular and 7 handicap |
| Ownership | Fee Simple (Land & Building) |
| Restaurant Capacity | Maximum 342 persons |
| Traffic | Waterman Ave frontage approximately 51,425 vehicles daily Annual average daily traffic on I-10 and I-215 intersection is about 186,000 |



FINANCIAL ANALYSIS

Projected Rent

| Lease Year | Annual Rent |
|-------------------------|-------------|
| 1 - 5 | \$360,000 |
| 6 - 10 | \$396,000 |
| 11 - 15 | \$435,600 |
| 16 - 20 (Option Term 1) | \$479,160 |
| 21 - 25 (Option Term 1) | \$527,076 |
| 26 - 30 (Option Term 2) | \$579,783 |
| 31 - 35 (Option Term 2) | \$637,761 |

Average Rent

| | |
|---|-----------|
| Average Annual Rent for the 15 Years Lease Term | \$397,200 |
|---|-----------|

Preferred Lease Terms

| | |
|----------------|-------------------------------------|
| Duration | 15 years |
| Option Term | 2 consecutive 10 years option terms |
| Rent Increment | 10% every 5 years |
| Lease Type | NNN |

Proposed Financing Information

| | |
|----------------------------|------------------|
| Down Payment | 40%/ \$3,000,000 |
| Loan Amount | \$4,500,000 |
| Interest Rate | 5.00% |
| Amortization | 360 months |
| Annual Debt Service Amount | \$289,883.68 |

SURROUNDING NEIGHBORHOOD



SURROUNDING NEIGHBORHOOD



AREA OVERVIEW

The City of San Bernardino

San Bernardino is located in the inland empire region of Southern California. The city grew significantly as a commercial hub at the crossroads between Southern California and the Southwest regions. The city of San Bernardino is an important intermodal logistic hub because it is close to the Cajon and San Gorgonio passes, I-10, I-215 and SR-210 freeways. Many large warehouses and distribution centers have been developed near the San Bernardino Airport.

Over the last few decades, the city's riverfront district along Hospitality Lane has attracted many major retailers, restaurants, office buildings, and hotels around the Santa Ana River. San Bernardino is also notably home to California State University, San Bernardino. Its fall 2021 enrollment was about 19,182.

San Bernardino hosts several annual events including the Route 66 Rendezvous and the National Orange Show Festival. The historic Arrowhead Springs Hotel and Spa is not too far from the city.



AREA DEMOGRAPHICS¹

Population

| | |
|---------------------------|---------|
| 2021 Estimated Population | 217,409 |
| 2026 Estimated Population | 221,508 |

Households

| | |
|----------------|--------|
| 2021 | 60,802 |
| Estimated 2026 | 61,820 |

Income

| | |
|---|----------|
| 2021 Median Household Income | \$48,959 |
| 2021 Average Household Income | \$63,566 |
| 2026 Estimated Median Household Income | \$54,401 |
| 2026 Estimated Average Household Income | \$71,849 |

Business and Employees

| | |
|--------------------------------|--------|
| 2021 Estimated Total Business | 6,142 |
| 2021 Estimated Total Employees | 84,055 |

Housing

| | |
|----------------------------------|-----------|
| 2021 Median Home Value | \$323,953 |
| 2026 Estimated Median Home Value | \$439,371 |

Employment

| | |
|--------------|-----|
| White Collar | 49% |
| Blue Collar | 35% |
| Services | 15% |

Major Employers

| | |
|---|---|
| Amazon Fulfilment Centers | Dignity Health |
| Burlington Distribution Center | San Bernardino Valley College |
| Kohl's Corporation | CalTrans Dist. 8 Office |
| Stater Bros. Markets, Corporate & Distribution Center | California State University, San Bernardino |
| San Bernardino County Superintendent of Schools | San Bernardino Unified School District |
| Superior Court of California, San Bernardino | County of San Bernardino |

Home to 217, 409

AVERAGE
HOUSEHOLD
INCOME
\$63,566



AVERAGE
HOUSEHOLD
SIZE
3.5



MEDIAN HOME
PRICE

\$323,953



TOTAL
BUSINESSES

6,142



TOTAL
EMPLOYEES

84,055



OUR TEAM



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