



**(LONG-TERM ABSOLUTE NNN)
INVESTMENT OPPORTUNITY**

DENNY'S RESTAURANT

*1257 West Rancho Vista Boulevard
Palmdale, CA 93551*

FOR SALE



Presented By:

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BRE # 01069091

LEE & ASSOCIATES COMMERCIAL REAL ESTATE
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,857,000
Cap Rate:	5.25%
NOI:	\$150,000
Lot Size:	±29,790 SF (0.68 Acre)
Building Size:	±5,214 SF
Year Built:	1999
Market:	Los Angeles
Cross Streets:	West Rancho Vista Blvd & 138 Freeway

PROPERTY HIGHLIGHTS

- Prime Palmdale Location (Antelope Valley Mall)
- 18 +Year NNN Lease with 2 - Five Year Options with Increases
- Year Over Year Sales Growth
- Proven Operator with Outstanding Track Record
- Excellent Location (Outparcel of Antelope Valley Mall)
- Outstanding Operating History at this Denny's Site
- Commencement Date: Dec 16, 2013 and **Expiring Dec 31, 2033**
- **10% Increase Every 5 Years Including Option Periods**
- Two (2) Five (5) Year Renewal Options



Property Description

PROPERTY OVERVIEW

Offering Price: \$2,857,000

Price Per SF: \$548

CAP Rate: 5.25%

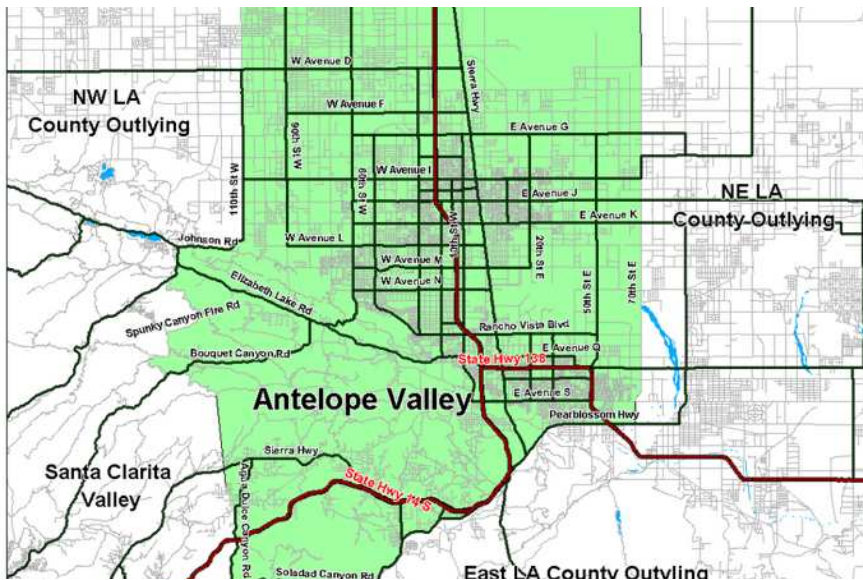
Year Built: 1999

LOCATION OVERVIEW

Ideally located along the outskirts of the Antelope Valley Mall, Palmdale's premier shopping destination, and two blocks west of the 138 Freeway/Rancho Vista Blvd. off ramp. It is well-located within a dense demographic location, has excellent visibility and frontage, and boasts high traffic counts.



Additional Photos



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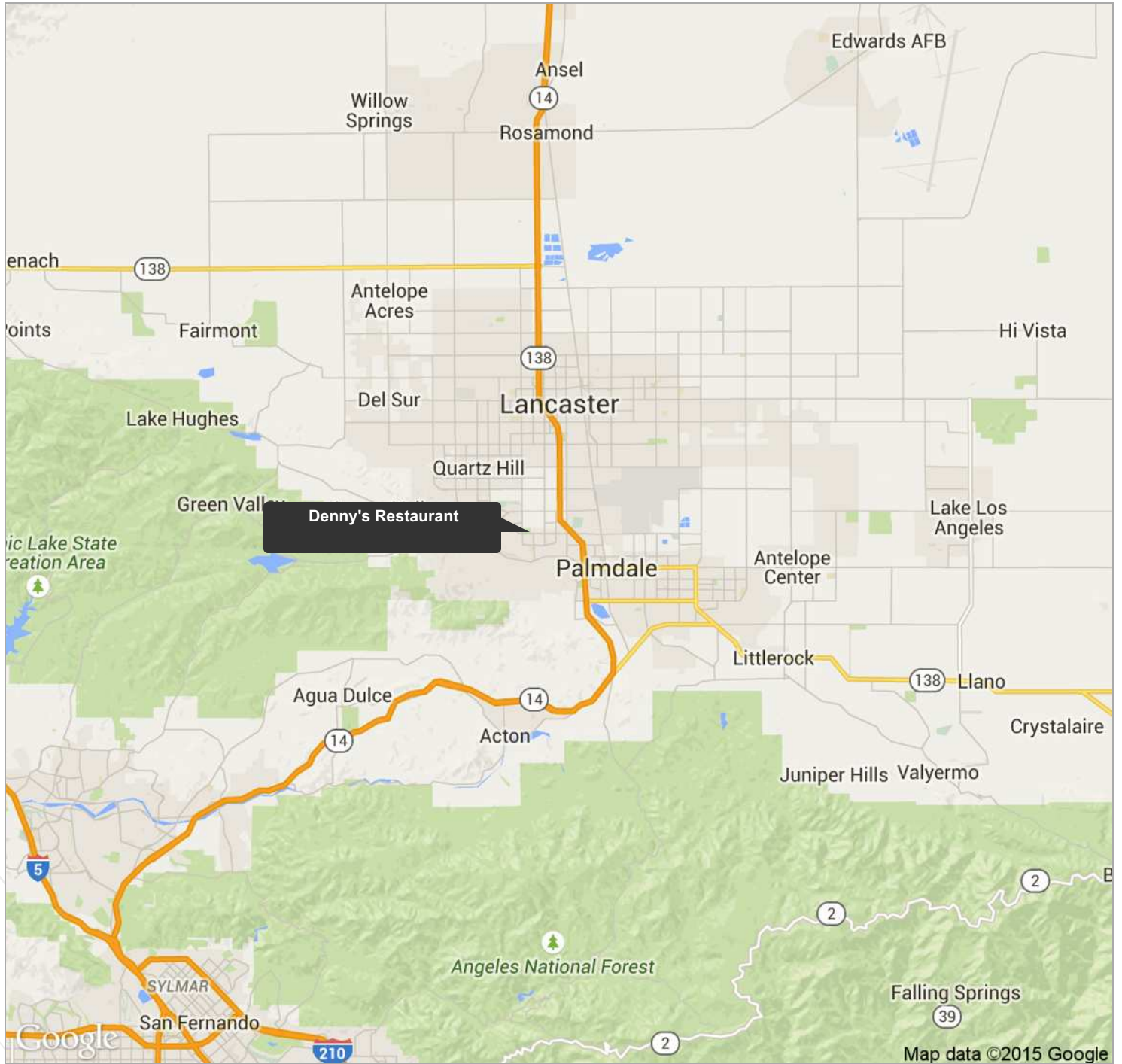
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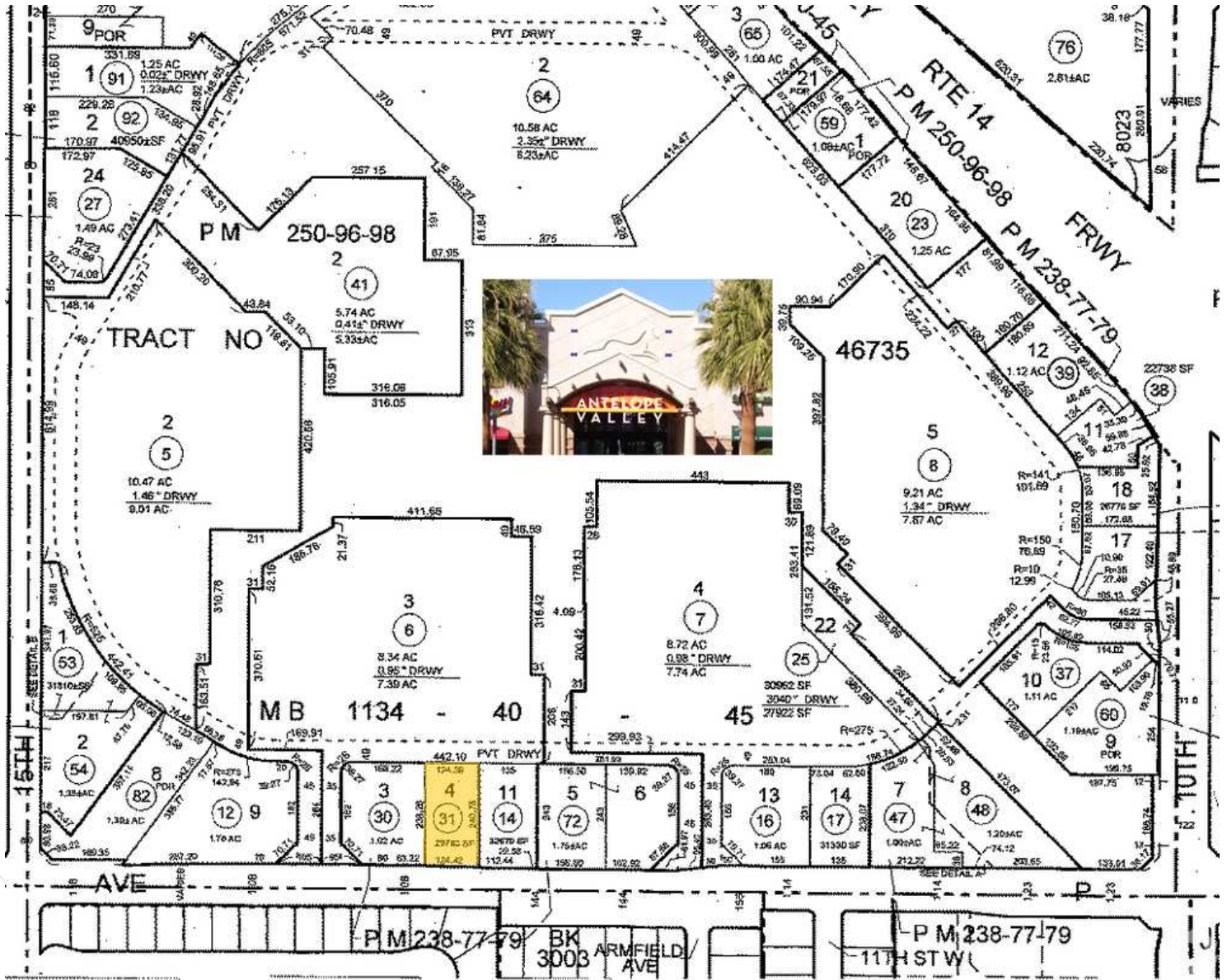
Regional Map



Retailer Map



Plat Map



(NOT TO SCALE)



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Financial Summary

INVESTMENT OVERVIEW

Price	\$2,857,000
Price per SF	\$547.95
CAP Rate	5.25%
Cash-on-Cash Return (yr 1)	5.25 %
Total Return (yr 1)	\$150,000
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$150,000
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$150,000
Operating Expenses	NNN
Net Operating Income	\$150,000
Pre-Tax Cash Flow	\$150,000

FINANCING DATA

Down Payment	\$2,857,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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5,214 SF | 1257 WEST RANCHO VISTA BOULEVARD | PALMDALE, CA

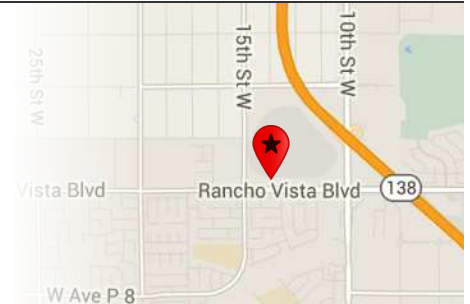
Sale Comps



SUBJECT PROPERTY

1257 West Rancho Vista Boulevard | Palmdale, CA

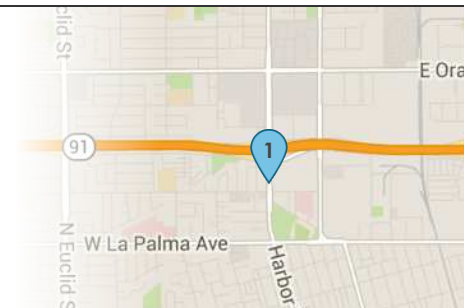
Sale Price: \$2,857,000 Lot Size: 0.0 AC
 Year Built: 1999 Building SF: 5,214 SF
 Price PSF: \$547.95 Cap: 5.5%
 NOI: \$150,000



STARBUCKS

1220 N. Harbor Blvd. | Anaheim, CA 92801

Sale Price: \$2,905,000 Building SF: 1,836 SF
 Price PSF \$1,582.24 CAP: 3.27%
 Closed: 04/22/2015 Occupancy: 100%

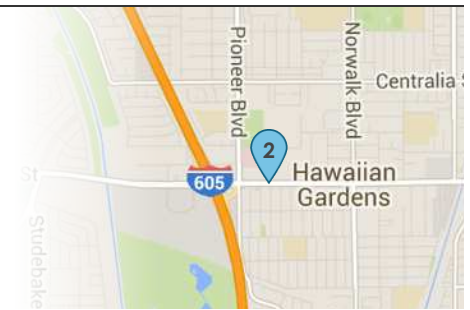


TACO BELL/PIZZA HUT

11900 Carson Street | Hawaiian Gardens, CA 90716

Sale Price: \$2,933,000 Year Built: 1986
 Building SF: 2,316 SF Price PSF \$1,266.41
 CAP: 4.5% Closed: 02/04/2015
 Occupancy: 100%

1031 Exchange

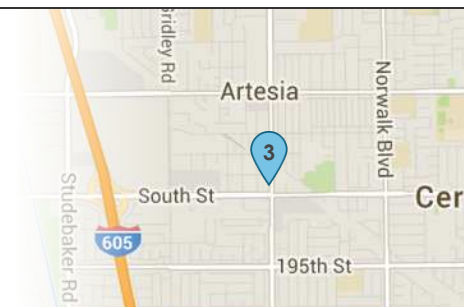


SCOTTY'S BURGERS

11767 South Street | Cerritos, CA 90701

Sale Price: \$980,000 Year Built: 1957
 Building SF: 1,175 SF Price PSF \$834.04
 CAP: 4.09% Closed: 01/15/2015

1031 Exchange



5,214 SF | 1257 WEST RANCHO VISTA BOULEVARD | PALMDALE, CA

Sale Comps

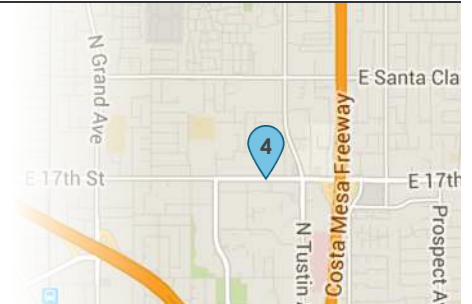
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BURGER KING

2100 E 17th Street | Santa Ana, CA 92705

Sale Price:	\$2,985,000	Year Built:	1998
Building SF:	4,264 SF	Price PSF	\$700.05
CAP:	4.79%	Closed:	10/02/2014
Occupancy:	100%		



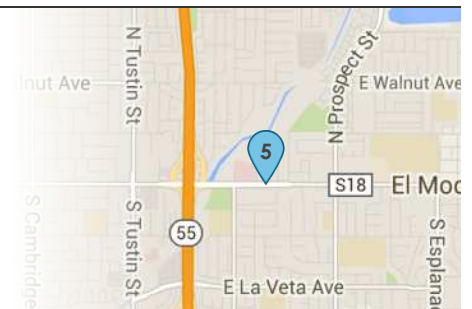
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BROKEN YOKE

2810 E Chapman Avenue | Orange, CA 92869

Sale Price:	\$2,050,000	Year Built:	1973
Building SF:	3,910 SF	Price PSF	\$524.30
CAP:	4.4%	Closed:	08/18/2014



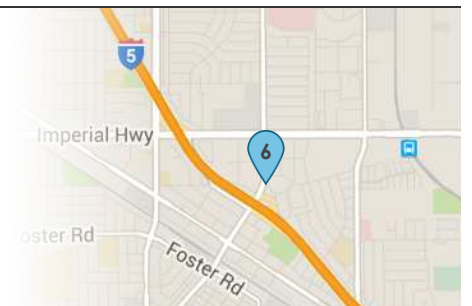
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OUTBACK STEAKHOUSE

12850 Norwalk Blvd | Norwalk, CA 90650

Sale Price:	\$2,213,000	Year Built:	1999
Building SF:	6,224 SF	Price PSF	\$355.56
Closed:	07/08/0014	Occupancy:	100%



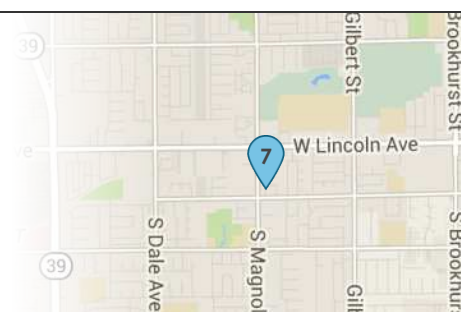
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7-11 CONVENIENCE STORE

240 S Magnolia Avenue | Anaheim, CA 92804

Sale Price:	\$1,330,000	Year Built:	1978
Building SF:	2,706 SF	Price PSF	\$491.50
CAP:	4.5%	Closed:	05/29/2014



Sale Comps

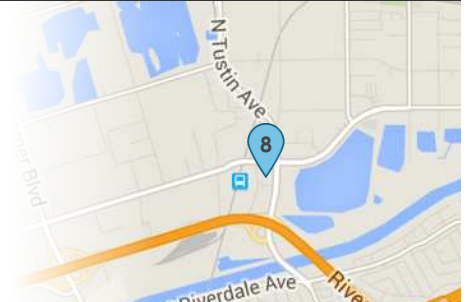
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TACO BELL RESTAURANT

1075 N Tustin Avenue | Anaheim, CA 92807

Sale Price:	\$2,133,000	Building SF:	2,065 SF
Price PSF	\$1,032.93	CAP:	4.5%
Closed:	05/07/2014		



5,214 SF | 1257 WEST RANCHO VISTA BOULEVARD | PALMDALE, CA

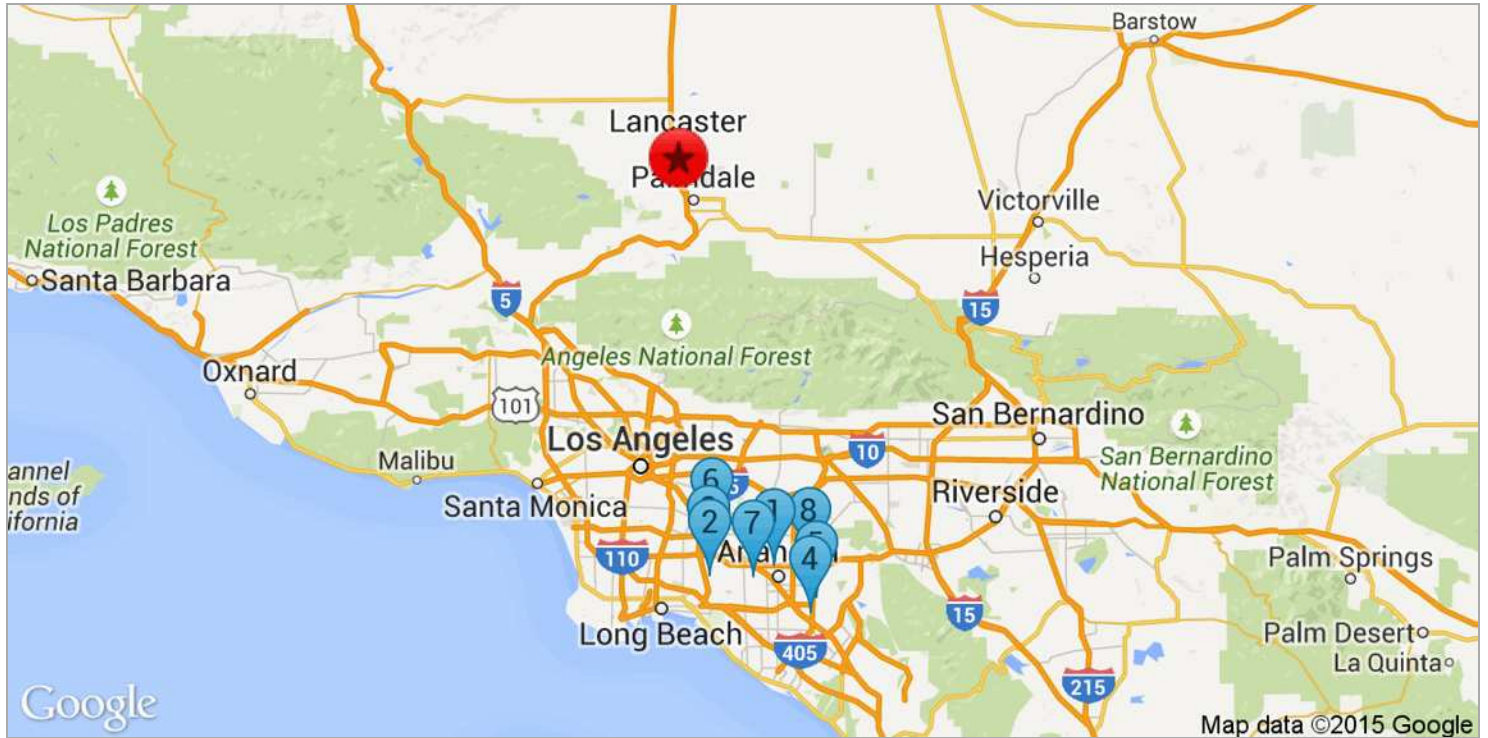
Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
Denny's Restaurant 1257 West Rancho Vista Boulevard Palmdale, CA 93551		\$2,857,000	5,214 SF	\$547.95	5.5%	-	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	Starbucks 1220 N. Harbor Blvd. Anaheim, CA 92801	\$2,905,000	1,836 SF	\$1,582.24	3.27%	-	04/22/2015
2	Taco Bell/Pizza Hut 11900 Carson Street Hawaiian Gardens, CA 90716	\$2,933,000	2,316 SF	\$1,266.41	4.5%	-	02/04/2015
3	Scotty's Burgers 11767 South Street Cerritos, CA 90701	\$980,000	1,175 SF	\$834.04	4.09%	-	01/15/2015
4	Burger King 2100 E 17th Street Santa Ana, CA 92705	\$2,985,000	4,264 SF	\$700.05	4.79%	-	10/02/2014
5	Broken Yoke 2810 E Chapman Avenue Orange, CA 92869	\$2,050,000	3,910 SF	\$524.30	4.4%	-	08/18/2014
6	Outback Steakhouse 12850 Norwalk Blvd Norwalk, CA 90650	\$2,213,000	6,224 SF	\$355.56	-	-	07/08/0014
7	7-11 Convenience Store 240 S Magnolia Avenue Anaheim, CA 92804	\$1,330,000	2,706 SF	\$491.50	4.5%	-	05/29/2014
8	Taco Bell Restaurant 1075 N Tustin Avenue Anaheim, CA 92807	\$2,133,000	2,065 SF	\$1,032.93	4.5%	-	05/07/2014
TOTALS/AVERAGES		PRICE \$2,191,125	BLDG SF 3,062 SF	PRICE/SF \$715.59	CAP 4.29%	# OF UNITS -	



5,214 SF | 1257 WEST RANCHO VISTA BOULEVARD | PALMDALE, CA

Sale Comps Map



SUBJECT PROPERTY

1257 West Rancho Vista Boulevard | Palmdale, CA 93551



STARBUCKS
 1220 N. Harbor Blvd.
 Anaheim, CA 92801

1



SCOTTY'S BURGERS
 11767 South Street
 Cerritos, CA 90701

3



BROKEN YOKE
 2810 E Chapman Avenue
 Orange, CA 92869

5



7-11 CONVENIENCE STORE
 240 S Magnolia Avenue
 Anaheim, CA 92804

7



TACO BELL/PIZZA HUT
 11900 Carson Street
 Hawaiian Gardens, CA 90716

2



BURGER KING
 2100 E 17th Street
 Santa Ana, CA 92705

4



OUTBACK STEAKHOUSE
 12850 Norwalk Blvd
 Norwalk, CA 90650

6



TACO BELL RESTAURANT
 1075 N Tustin Avenue
 Anaheim, CA 92807

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Demographics Report

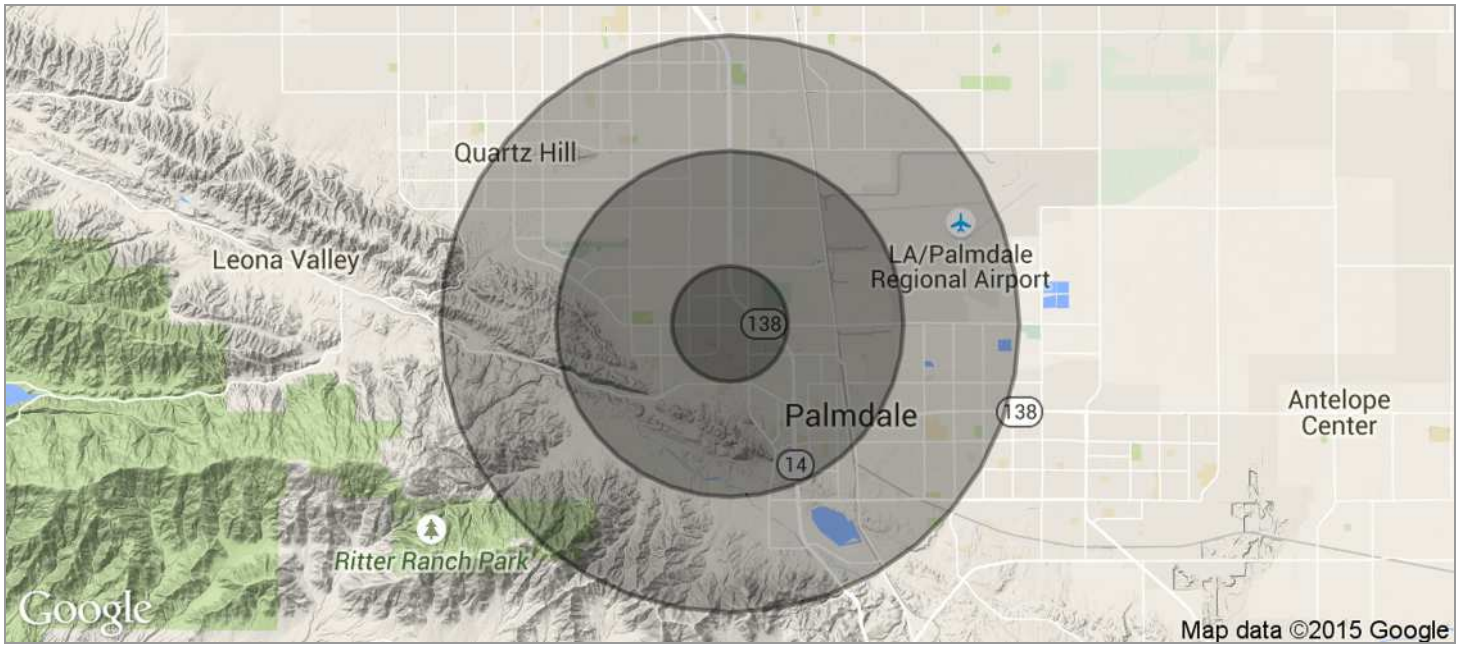
	1 MILE	3 MILES	5 MILES
Total households	2,434	13,558	34,422
Total persons per hh	3.7	3.5	3.3
Average hh income	\$80,768	\$78,901	\$72,061
Average house value	\$293,498	\$341,134	\$345,122

	1 MILE	3 MILES	5 MILES
Total population	8,899	47,383	113,081
Median age	29.2	31.5	31.0
Median age (male)	27.7	31.1	30.0
Median age (female)	30.8	32.0	32.2

** Demographic data derived from 2010 US Census*



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,899	47,383	113,081
MEDIAN AGE	29.2	31.5	31.0
MEDIAN AGE (MALE)	27.7	31.1	30.0
MEDIAN AGE (FEMALE)	30.8	32.0	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,434	13,558	34,422
# OF PERSONS PER HH	3.7	3.5	3.3
AVERAGE HH INCOME	\$80,768	\$78,901	\$72,061
AVERAGE HOUSE VALUE	\$293,498	\$341,134	\$345,122

* Demographic data derived from 2010 US Census





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