



NNN FatBurger Drive-Thru of Montclair



Offering Memorandum



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Offering Memorandum

8790 Central Ave., Montclair, CA. 91763



Executive Summary

For More Information, Please Contact:

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Lee & Associates
3535 Inland Empire Blvd
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Corporate ID #00976995
www.lee-assoc.com



The Offering

Lee & Associates[®]-Ontario is pleased to offer an exciting opportunity to acquire a freestanding drive-thru fully leased FatBurger Restaurant. The total building size is approximately 2,793 square feet in the highly desirable Upland/Montclair sub-market of Montclair, CA. FatBurger is accompanied by a Buffalo's Express inside the same location, which offers two great dine-in options and a drive-thru experiences. Built in 2001 with a major remodel just completed, the project is very well-maintained, and is highlighted by its major curb appeal. The addition of a new outdoor patio only adds to the value as it allows diners to eat outside while enjoying the beautiful Southern California weather. Located in one of the biggest metropolitan areas, FatBurger is situated in a premier location.



Offering Summary

Location

8790 Central Ave., Montclair, CA. 91763

Tenants

FatBurger / Buffalo's Express

Offering Summary

Price:	\$2,148,000
Current Capitalization Rate	5%
Net Operating Income:	\$107,400
Gross Rentable Area:	2,783
Year Built:	2001 / 2017 (Major Remodel)

Financing Summary

All Cash or Cash to New Financing

(Contact Lee & Associates - Ontario for Further Details)





FatBurger Drive-Thru NNN

FatBurger Drive-Thru NNN:

- 7 Year NNN Lease with 4-5 Year Options to Renew - Solid franchise with personal guarantee
- Freestanding pad building with drive-thru & patio
- FatBurger has 200+ locations worldwide.
- Located in a highly desirable part of Montclair
- Franchiser has been in business since 1952

High Traffic, Regional Retail Destination:

- Approximately 478,184 people and average household income of approximately \$75,778 within a 5-mile radius

Directly North of the Montclair Place Mall:

- The Montclair Plaza Mall opened on November 5, 1968 with 69 stores. Now named the Montclair Place Mall, there are currently over 200 stores. The mall is currently under major construction.

Signalized Intersection Location:

- Average daily traffic counts are approximately $\pm 33,893$ cars per day at Central Avenue and Richton Street.

Metro Link:

- Since 1992, Metrolink has provided Southern California drivers a safe, convenient alternative to driving. From Montclair you could travel directly to Union Station in Los Angeles.

Express Way Accessibility:

- Conveniently located between I-10 and I-210 freeways.

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Description

Year Built:	2001 / 2017 Major Remodel
Size:	±2,793 SF Indoor / ±420 SF Outdoor
Lot Size:	±27,443 SF
Building Type:	Free Standing Drive-Thru Restaurant Pad
Parking:	28 Spaces
Sprinklered:	Yes
Tenants:	1
Features:	Well Parked High Curb Appeal Custom Interior Desirable Street Frontage Intersection Drive-Thru Covered Patio Eating Area





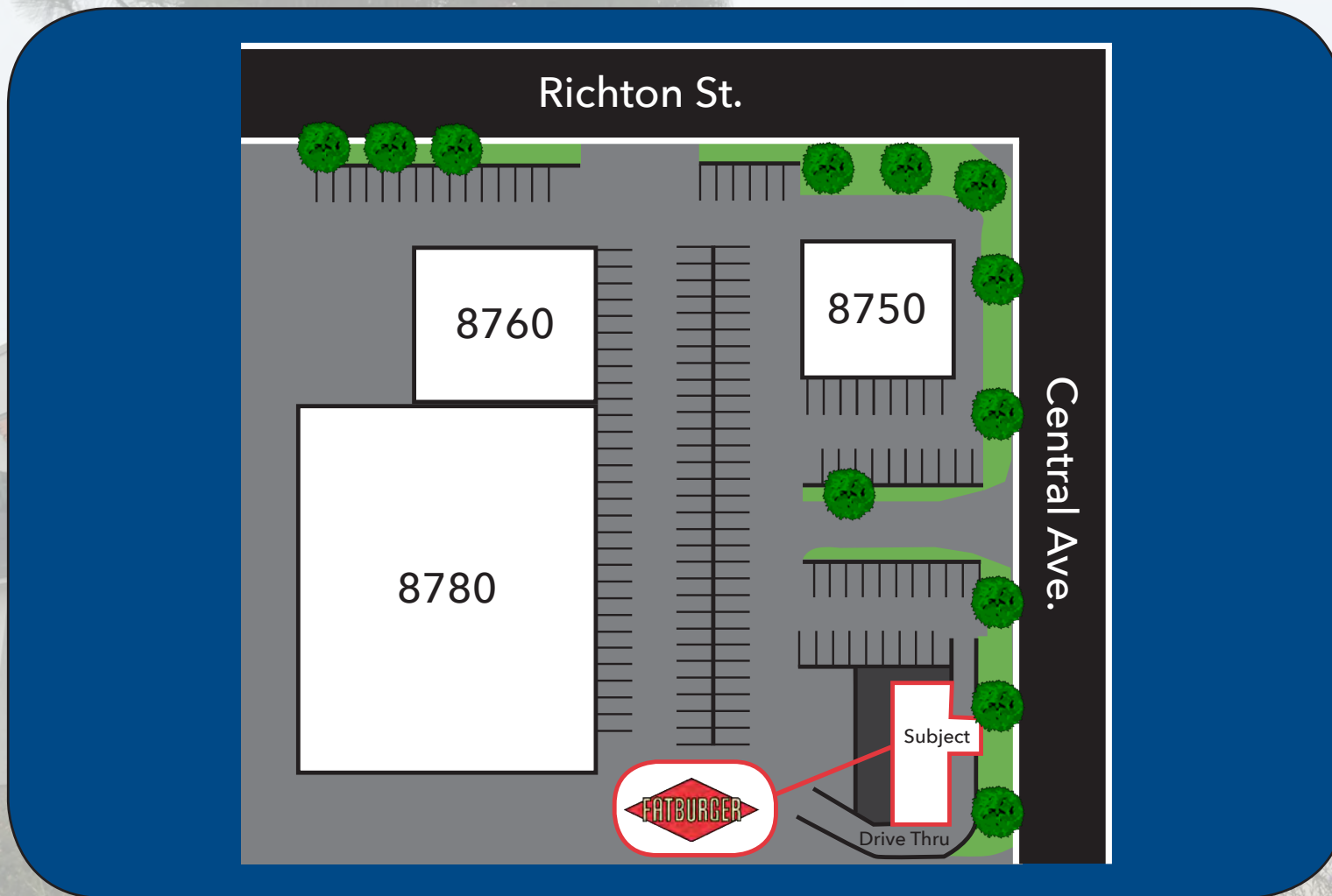
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Site Plan



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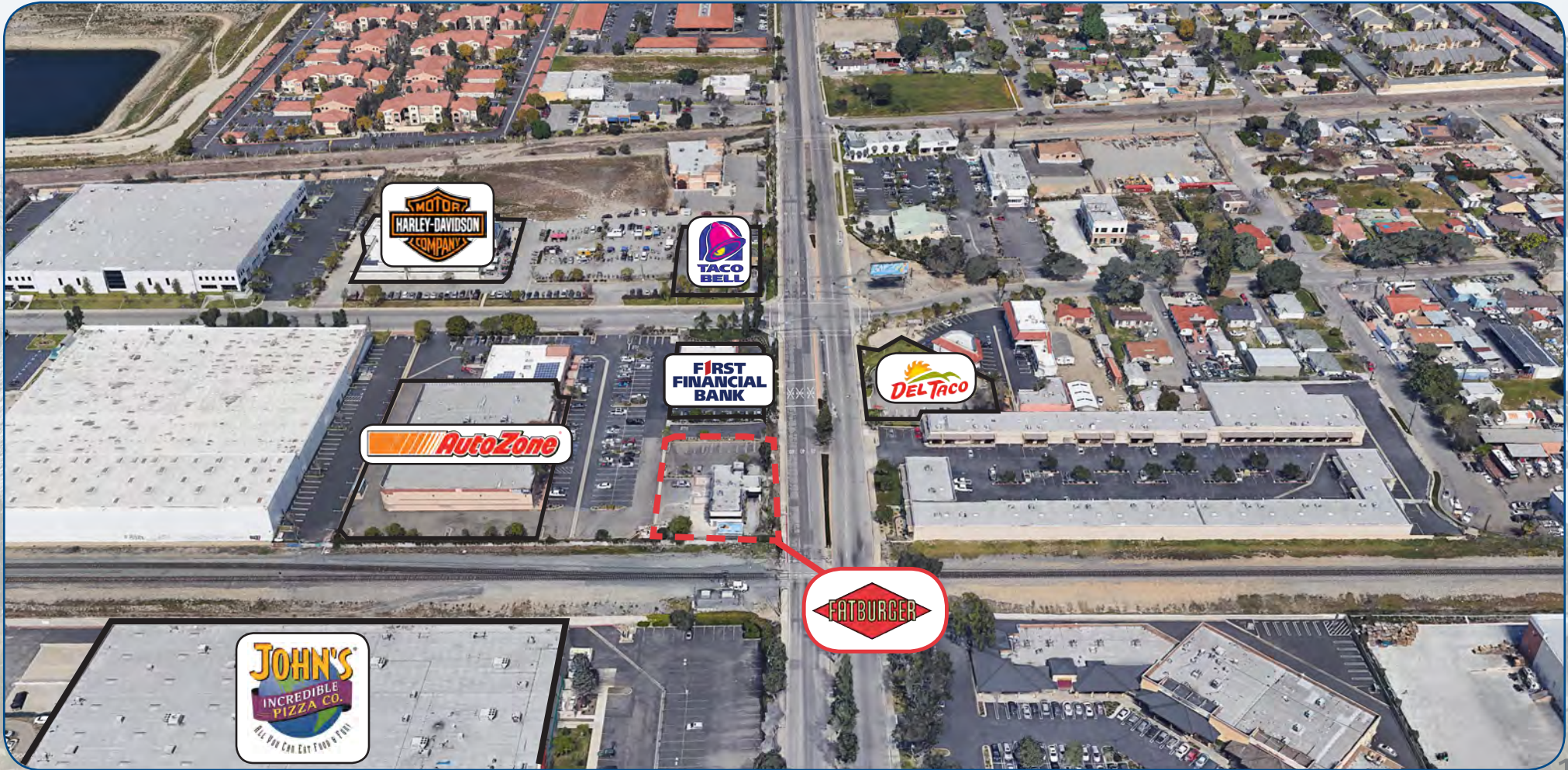
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Aerial



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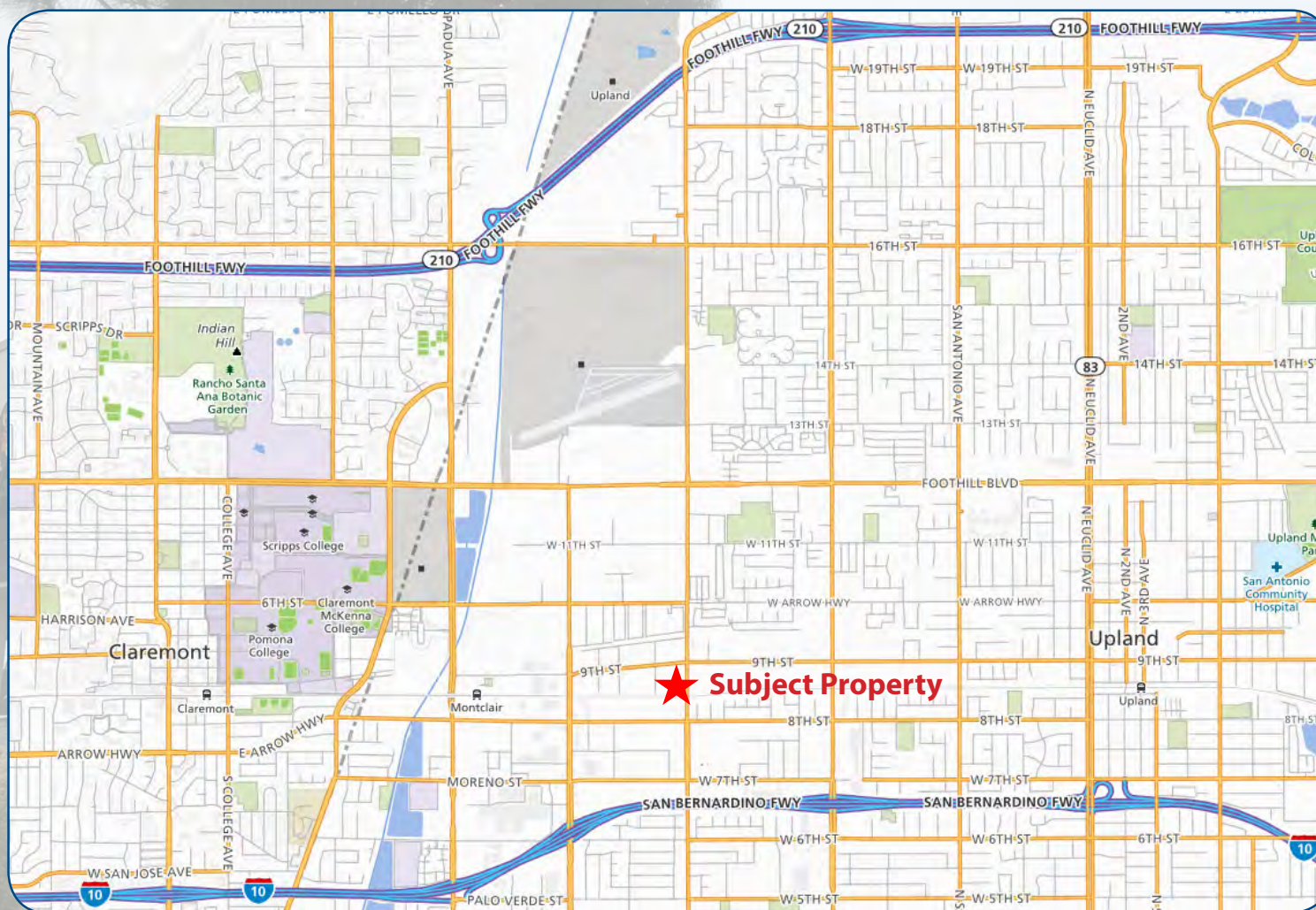
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Map



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Tenancy

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Rent Roll

November 2017

Suite #	Tenant	Square Feet	Monthly Rent	Rental Escalations	Occupancy Date	Lease Expiration Date	Extension Options
8790 Central Avenue	FatBurger/Buffalo Express Drive-Thru	Inside Area ±2,793	\$8,950	10/01/2020 - 5% Increase	2017	09/30/2024	4 (5-Year)
		Outdoor Area ±420		10/01/2023 - 5% Increase			
Total			\$107,400	Total Annual Rent			

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Tenant Profiles

FatBurger

Fatburger was founded by Lovie Yancey in 1947 in the neighborhood of Exposition Park in the heart of Los Angeles, California. It was originally named “Mr. Fatburger” to honor the founders then-boyfriend, however the “Mr.” was dropped in 1952 and Lovie decided to re-brand her company simply naming it FatBurger. After the re-branding, Lovie took sole ownership of the company; buying out her partners up until 1990. Lovie operated out of the original location which was on Western Avenue along La Cienega Blvd and San Vicente Ave.

FatBurger remained a California chain until the late 1990’s when it began to expand throughout North America. In August of 2003, Fog Cutter Capital Group completed a \$7,000,000 investment and financing package for the company. Since then, over 150 FatBurger restaurants have opened with an additional 300 planned World Wide.

For Further Information Visit - www.fatburger.com



Tenant Profiles

Buffalo's Express

Buffalo's Cafe has a simple story, it all started in the Anchor Bar in Buffalo, New York. When the bar owners mother decided to slip into the kitchen and whip up something for all the folks at the bar. Her creation was something that changed the restaurant game as we know it, and it was something that was so simple. She deep-fried some chicken wings, loaded up the hot sauce and added a side of bleu cheese. After that, the rest is history.

The first Buffalo's Cafe was opened in 1985 and continued to serve the very same dish that was created that faithful night in Buffalo, New York with the "World Famous Wings" recipe. And since that first location opened, more than 17 Buffalo's Cafe restaurants have opened, along with many Buffalo's Express Cafe's popping up within the FatBurger restaurant chains world wide.

For Further Information Visit - www.buffalos.com



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Area Overview

The Inland Empire

is a metropolitan area and region in Southern California. Unlike most other metropolitan areas, the Inland Empire has not one main focus city. The region includes Riverside, San Bernardino, Rancho Cucamonga and Ontario (to name a few). The IE (Inland Empire) expands more than 27,000 miles and has a population of over 4,200,000 people (2010 Census).

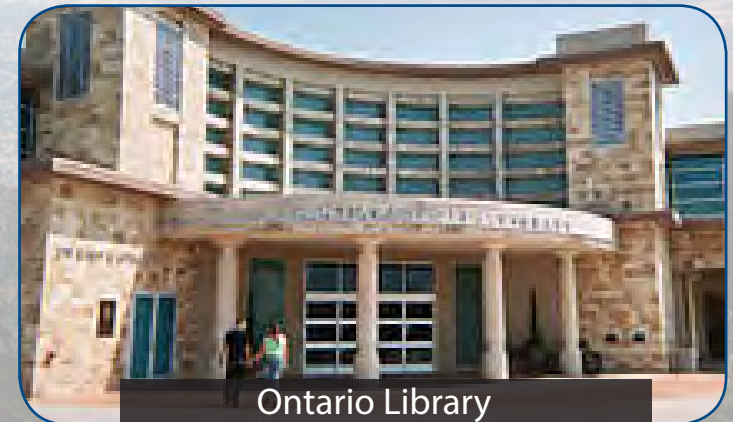
The Inland Empire's population has been on a steady increase each year, and has become a go-to location for many families relocating to Southern California from other parts of the United States. With the continued growth in population and the steady increase of new development, the Inland Empire boasts strong demographic appeal.



Montclair Village Sign



Mission Inn



Ontario Library

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Demographics

	1 Mile	3 Mile	5 Mile
<u>Population:</u>			
2010 Population:	15,776	167,809	410,455
2015 Population:	22,332	192,236	487,205
2020 Population: (Projection)	25,907	207,039	530,743
<u>Household Income:</u>			
2015 Household Income:	\$41,906	\$55,018	\$54,925
2020 Household Income: (Projection)	\$41,891	\$54,971	\$54,683