

# PANERA BREAD DRIVE THRU AND SHOPS

## FOR SALE



Highland Springs Road & 2nd Street, Beaumont, CA



# CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved 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 with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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Highland Partners Corp is pleased to present the opportunity to acquire a brand new drive-thru shops bundling on Highland Springs Ave and 2nd Street. This building is currently 100% occupied with Four branded tenants and is located in the retail hub of Beaumont, CA directly off the 10 Fwy.

# INVESTMENT SUMMARY



**ASKING PRICE**  
**\$6,989,420**  
**(6.25% CAP)**



**NOI**  
**\$436,839**



**TERM**  
**10 YEARS ON ALL**  
**FOUR LEASES**



**LEASE TYPE**  
**NNN**



**RENTAL INCREASE**  
**10% RENTAL INCREASE IN**  
**ALL LEASES AT YEAR 5**



**TENANCY**  
**FOUR**  
**TENANTS**

# PROPERTY OVERVIEW

Address: 1620 E First Street  
Beaumont, CA

Total Building Area: 11,401 SF

Shadow Anchors: Rite Aid, Fast 5  
Carwash, Sonic Burger  
Les Schwab Tire

Year Built: 2018



## PROPERTY HIGHLIGHTS

- » Prominent Southern California Location- Property is located along the 10 Freeway and in the heart of the main retail hub in Beaumont.
- » Amazon Proof Retail Tenant mix of consumer services and restaurants
- » All new ten (10) year leases
- » Corporate Retail Neighbors Include: Rite-Aid, Home Depot, Wal-Mart, Ross, PetCo, Bed Bath and Beyond, Best Buy, Kohls, Hobby Lobby and Marshalls.
- » Brand New Construction with minimal maintenance
- » Consistent Cash-Flow with long term appreciation.

## SITE PLAN



# SITE PLAN

E. 1st Street, Beaumont, CA 92223







## TENANT SUMMARY



In the past 35 years, Panera has grown from one 400-square-foot cookie store into an enterprise with more than 2,000 bakery-cafes, 100,000 associates and annual systemwide sales of over \$5 billion. Panera Bread (aka Panera Bread Co., Panera Bread Company) is a chain of bakery-cafe restaurants that began in 1981 as Au Bon Pain Co., Inc. Panera Bread's menu offers fresh baked bread, pastries, bagels, sandwiches, soups, salads, and drinks. The atmosphere at the bakery-cafes is comfortable, friendly, and fashionable.



With over 150 locations, Pieology believes pizza should be an art. With customizable artisan style pizza you can have any pizza you can dream up. They fast fire the pizzas to perfection to provide you, the customer, with the best pizza on the market.



PDS is the mother company for several dental offices throughout the US. This company also partners with dentists who are looking for the safety of working for a company while keeping their own individual ideas for a practice in use. Their offices are state of the art, specializing in Cedec and CCAD dentistry as well as orthodontics, periodontics, root canal therapy, and all the usual dental visit items such as fillings and hygienist cleanings.



Ono Hawaiian BBQ has nearly 60 locations throughout the Los Angeles, San Francisco, and Phoenix areas. They serve a dazzling array of Hawaiian fare, all hand made fresh daily. They have appetizers, salads, chicken, beef, pork, and seafood dishes, and much more.



1620 E 1st St  
Beaumont, CA 92223

WELLS FARGO DOLLAR TREE

THE HOME DEPOT MCDONALD'S El Pollo Loco

verizon

Walmart

Farmer Boys

BEST BUY ALDI ROSS BED BATH & BEYOND

petco Starbucks Bank of America

Wienerschnitzel PANDA EXPRESS WING STOP TACO BELL

usbank GNC Albertsons

Starbucks Carl's Jr. BIG 5

Marshalls HOBBY LOBBY

KOHL'S

CHASE

SITE

RITE AID Panera BREAD P

SONIC PACIFIC DENTAL SERVICES

Tires LES SCHWAB One Hawaiian BBQ

RETAIL MAP

## BEAUMONT MARKET OVERVIEW

Founded at the turn of the 20th century, Beaumont is proud of its rich history and rural charm. The town served as a welcome “stopping-off point” for early travelers making their way from the Mohave desert to Los Angeles, and later for L.A. residents eager to vacation in Palm Springs. Some, however, set down roots, drawn by the beautiful mountain vistas; clean, crisp air; and the abundance of cherry and apple orchards. Strategically located at the intersection of Interstate 10, Highway 60, and Highway 79, Beaumont offers exceptional development opportunities to new or expanding businesses. The city’s immediate market area population currently exceeds 120,000 (15 mile radius) and with strong growth projected to occur for several more decades, Beaumont will remain a highly desirable location for new investments.



## DEMOGRAPHICS (2018)

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2018 Estimated Population	14,718	48,600	80,745
2023 Projected Population	10,545	51,795	86,473
2010 Census Population	8,294	41,157	68,827
2000 Census Population	3,264	23,938	41,563
Projected Annual Growth 2018 to 2023	1.1%	1.3%	1.4%
Historical Annual Growth 2000 to 2018	11.4%	5.7%	5.2%

### HOUSEHOLDS

2018 Estimated Households	4,266	17,583	28,110
2023 Projected Households	4,429	18,405	29,571
2010 Census Households	3,676	15,051	24,571
2000 Census Households	1,639	9,530	15,454
Projected Annual Growth 2018 to 2023	0.8%	0.9%	1.0%
Historical Annual Growth 2000 to 2018	8.9%	4.7%	4.5%

### AVERAGE HOUSEHOLD INCOME

2018 Estimated Average Household Income	\$65,563	\$67,302	\$70,547
2018 Estimated Median Household Income	\$60,830	\$58,048	\$60,113
2018 Estimated Per Capita Income	\$28,176	\$24,508	\$24,883



	1-Mile	3-Mile	5-Mile
<b>DAYTIME DEMOGRAPHICS (2017)</b>			
2018 Estimated Total Businesses	431	1,186	1,758
2018 Estimated Total Employees	4,346	10,279	15,610
<b>AGE</b>			
Median Age	30.1	37.4	38.6

### LABOR FORCE (2018)

2018 Labor Population Age 16 Years or Over	8,324	38,663	64,156
2018 Estimated Civilian Employed	36.5%	48.6%	49.5%
2018 Estimated Civilian Unemployed	1.3%	2.1%	2.4%
Estimated in Armed Forces	-	-	-
Estimated Not in Labor Force	62.2%	49.3%	48.1%
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Demographic Source: Applied Geographic Solutions 04/2018, TIGER Geography



# RENT ROLL

TENANT	SQ. FT.	EXPIRATION	TERM	OPTIONS	DATES	RENT/MO.	RENT/YR
Panera	4,300	10/31/2028	10 Years	3x5	Yrs 1-5	\$13,975.00	\$167,700.00
					Yrs 6-10	\$15,395.00	\$184,740.00
					1: Yrs 11-15	\$16,909.75	\$202,917.00
					2: Yrs 16-20	\$18,600.73	\$223,208.70
					3: Yrs 21-25	\$20,460.80	\$245,529.57
Pacific Dental	2,600	1/30/2029	10 Years	2x5	Yrs 1-5	\$7,800.00	\$93,600.00
					Yrs 6-10	\$8,580.00	\$102,960.00
					1: Yrs 11-15	\$9,438.00	\$113,256.00
					2: Yrs 16-20	\$10,382.67	\$124,592.04
Ono Hawaiian	2,001	1/30/2029	10 Years	2x5	Yrs 1-5	\$6,503.25	\$78,039.00
					Yrs 6-10	\$7,153.58	\$85,842.96
					1: Yrs 11-15	\$7,868.93	\$94,427.16
					2: Yrs 16-20	\$8,655.83	\$103,869.96
Pieology	2,500	10/31/2028	10 Years	2x5	Yrs 1-5	\$8,125.00	\$97,500.00
					Yrs 6-10	\$8,950.00	\$107,400.00
					1: Yrs 11-15	\$9,850.00	\$118,200.00
					2: Yrs 16-20	\$10,825.00	\$129,900.00
Total	11,401					\$36,403.25	\$436,839.00

1620 E FIRST STREET, BEAUMONT, CA



Exclusively Marketed By:

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**HIGHLAND**  
PARTNERS CORP

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