

**IRREPLACEABLE
SINGLE TENANT NNN
LEASED DRIVE THRU**

FOR SALE



**LOCATED IN
DOWNTOWN BURBANK**

200 SOUTH GLENOAKS BOULEVARD, BURBANK, CA 91502

EXCLUSIVELY MARKETED BY

RALPH CIMMARUSTI

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OFFERING MEMORANDUM

2200 Pacific Coast Highway, Suite 316
Hermosa Beach, CA 90254

**HIGHLAND
PARTNERS CORP**



PROPERTY OVERVIEW



ADDRESS:
200 South Glenoaks Blvd
Burbank, CA 91502



TOTAL BUILDING AREA:
± 966 SF



TOTAL LAND AREA:
8,228 SF



APN:
2455-013-020



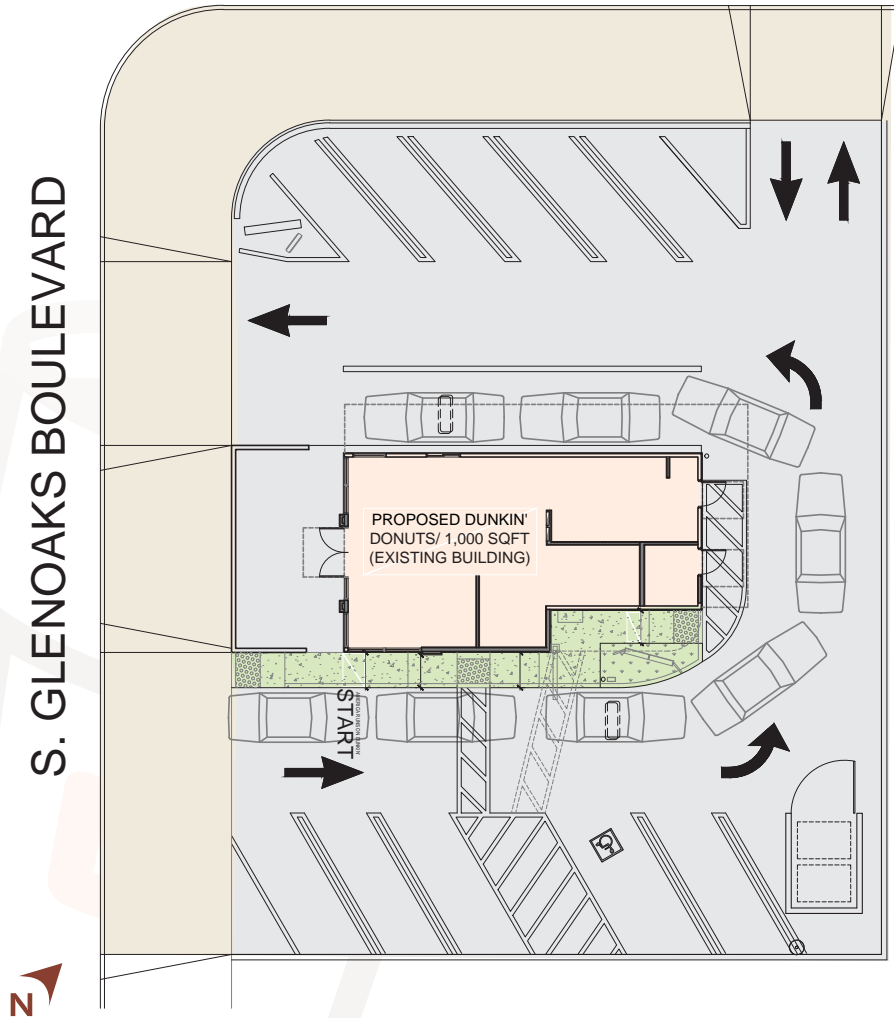
YEAR BUILT:
2018

INVESTMENT SUMMARY

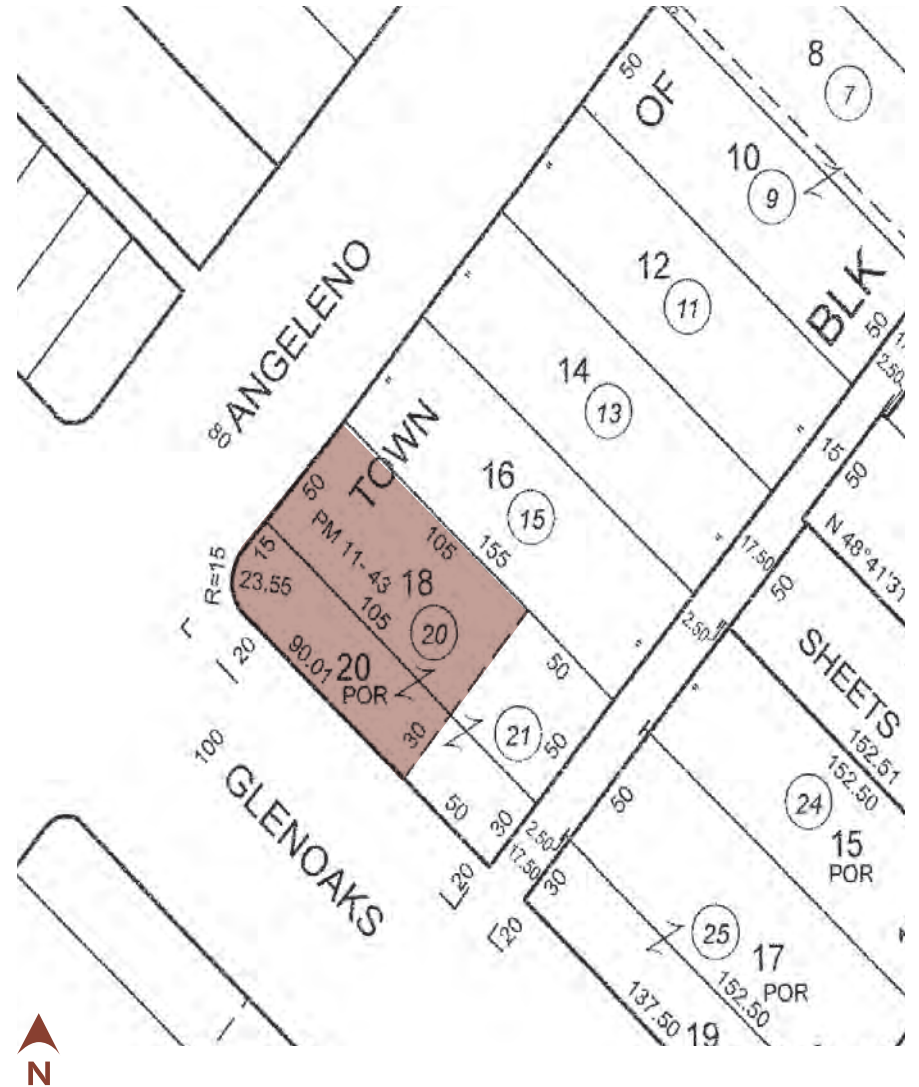
Price	\$3,375,000
Cap Rate	4.00%
NOI	\$135,000
Term	10 Years
Increases	10% every 5 years, including Option Term
Option Term	four, five-year extensions
Guarantee	Personal
Lease Type	NNN

SITE PLAN AND RENDERINGS

E. ANGELENO AVE.



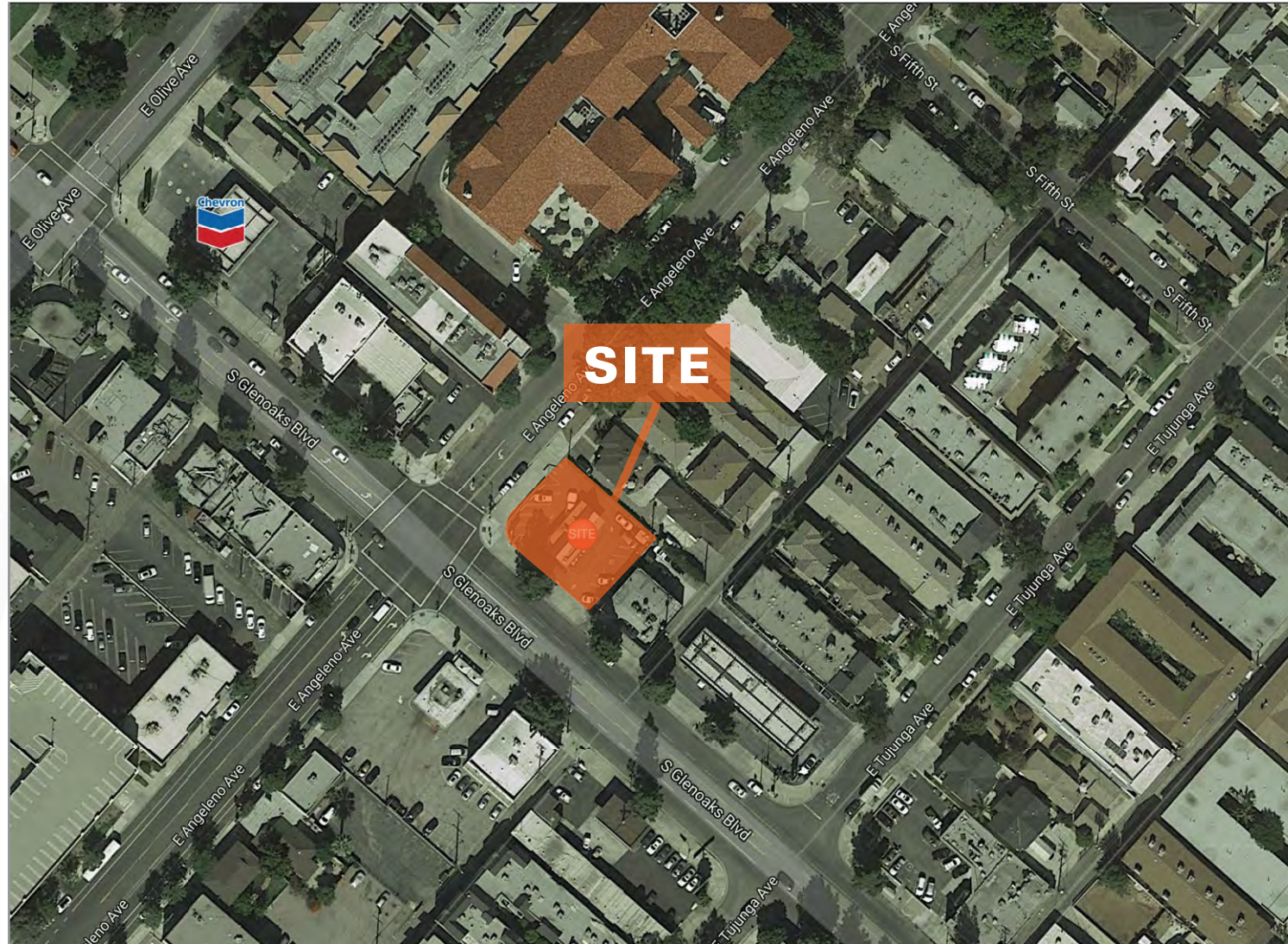
PARCEL MAP





PROPERTY HIGHLIGHTS

- New Construction: Freestanding Dunkin Drive Thru
- Prime Location in the heart of Downtown Burbank
- High Traffic Location in a Dense Trade Area
- Population within three miles is over 145,000 people
- Average Annual Household income of over \$95,000 per year within three miles
- High daytime population of 100,000 employees within a three mile radius
- Guaranteed by operator
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No Landlord responsibilities



TENANT SUMMARY



Founded in 1950, Dunkin' Donuts is America's favorite all-day, everyday stop for coffee and baked goods. Dunkin' Donuts is a market leader in the hot regular/decaf/flavored coffee, iced coffee, donut, bagel and muffin categories. Dunkin' Donuts has earned the No. 1 ranking for

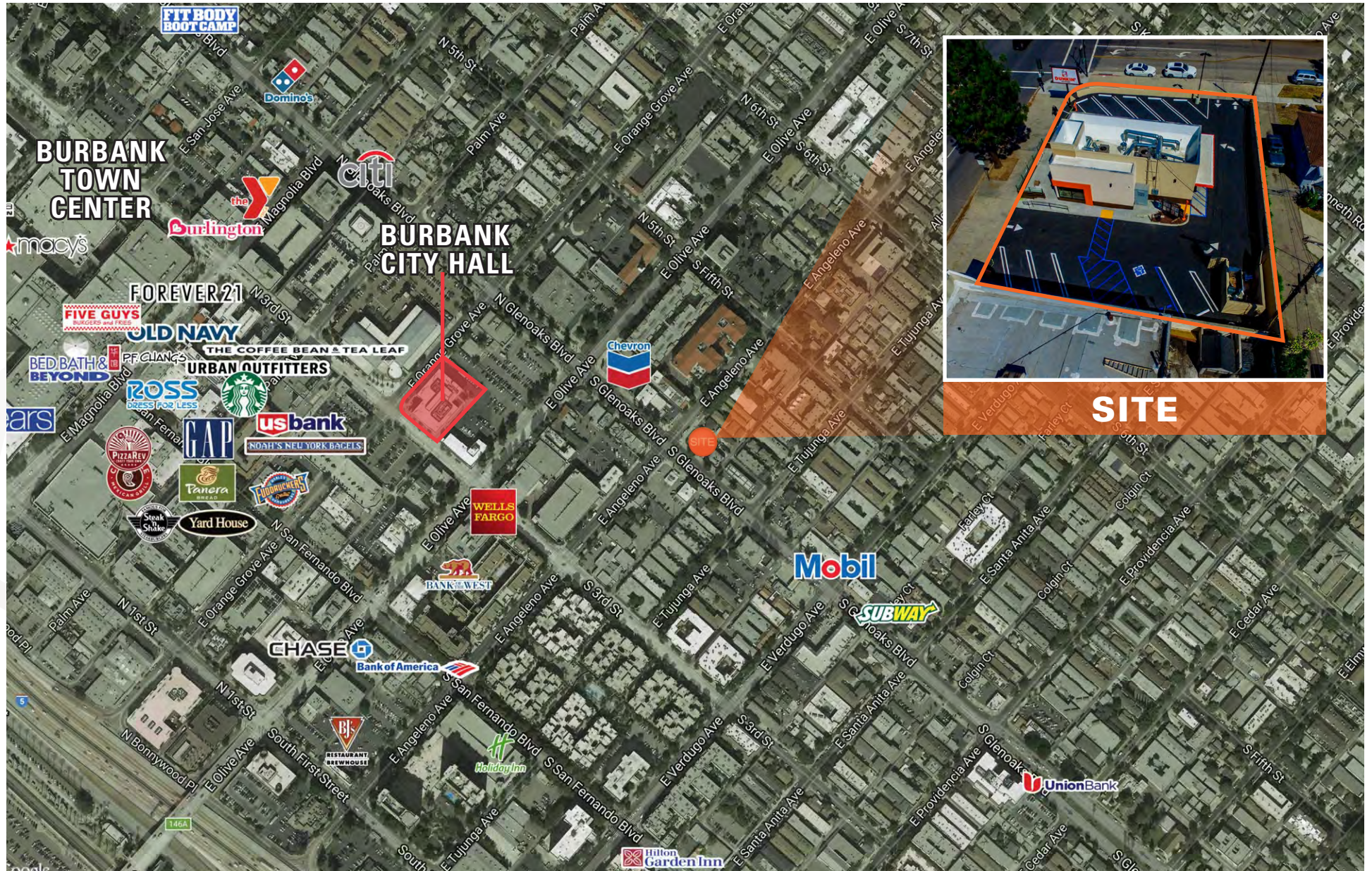
customer loyalty in the coffee category by Brand Keys for nine years running. The company has more than 11,500 restaurants in 40 countries worldwide. Based in Canton, Mass., Dunkin' Donuts is part of the Dunkin' Brands Group, Inc. (Nasdaq: DNKN) family of companies.

BURBANK MARKET OVERVIEW

Burbank is a city in Los Angeles County in Southern California, located just 12 miles northwest of downtown Los Angeles.

Billed as the "Media Capital of the World" and only a few miles northeast of Hollywood, numerous media and entertainment companies are headquartered or have significant production facilities in Burbank, including The Walt Disney Company, Warner Bros. Entertainment, Nickelodeon Animation Studios, and The Burbank Studios. The city is also home to Hollywood Burbank Airport, previously known as Bob Hope Airport.







2017 DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Estimated Population (2017)	38,314	148,517	482,152
Projected Population (2022)	38,993	150,848	490,438
Projected Annual Growth (2017-2022)	679 0.4%	2,331 0.3%	8,286 0.3%
Historical Annual Growth (2010-2017)	449 0.2%	2,610 0.3%	21,655 0.7%
Estimated Population Density (2017) Trade Area Size	12,195 psm	5,254 psf	6,141 psf
Households			
Estimated Households (2017)	15,743	58,747	189,590
Projected Households (2022)	16,375	60,984	197,067
Projected Annual Growth (2017-2022)	632 0.8%	2,237 0.8%	7,477 0.8%
Historical Annual Change (2000-2017)	970 0.4%	2,084 0.2%	14,325 0.5%
Age			
Median Age	38.7	39.6	38.4
Average Household Income			
Estimated Average Household Income (2017)	\$79,123	\$95,859	\$91,288
Projected Average Household Income (2022)	\$96,326	\$116,690	\$11,854
Projected Annual Change (2017-2022)	\$17,203 4.3%	\$20,831 4.3%	\$19,566 4.3%
Historical Annual Change (2000-2017)	\$28,566 3.3%	\$35,252 3.4%	\$31,775 3.1%
Daytime Demographics (2017)			
Total Businesses	2,459	8,616	24,659
Total Employees	23,810	100,211	275,601
Adj. Daytime Demographics Age 16 Years or Over	36,190	145,892	419,612

Demographic Source: Applied Geographic Solutions 10/2017, TIGER Geography

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.



REPRESENTATIVE IMAGE

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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.

Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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.