

Sizzler

2650 Mount Vernon Avenue
Bakersfield, CA 93306



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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TABLE OF CONTENTS



04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

12

AREA OVERVIEW

City Overview
Demographics

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Single Tenant Absolute NNN Sizzler Located at 2560 Mount Vernon Avenue in Bakersfield, California. The Property Sits as an Outparcel to a Smart & Final Extra Anchored Shopping Center With Adjacent Tenants Including Chipotle, Flame Broiler, Ono Hawaiian Bbq and Others. This Asset is Located Directly Across From a Home Depot Anchored Shopping Center Including Jack in the Box, Starbucks, Panda Express Del Taco, Cold Stone Creamery and More Creating a Destination Location With Cross Synergy From Many National Retailers. Sizzler Has Been at This Location For Over 20 Years Proving a Long Term Operating History and Established Customer Base. The Current Lease Term Has Approximately 2.5 Years Remaining and the Next Option Period Calls For a Rental Increase of the Greater of 7% or Fair Market Value. With the Current Rent of Only \$2.01 PSF / Month (Including Base Rent + \$1,700 / Month Due to Reimbursement From Reduced Rent During the Pandemic), This Opportunity Creates The Potential For a Short Term Significant Value Add Opportunity For a New Investor.

OFFERING SUMMARY

PRICE	\$2,600,000
CAP	5.78%
NOI	\$129,768
PRICE PER SF	\$418.07
GUARANTOR	BMW Management, Inc.

PROPERTY SUMMARY

ADDRESS	2650 Mount Vernon Avenue Bakersfield, CA 93306
COUNTY	Kern
BUILDING AREA	±6,219 SF
LAND AREA	1.043 AC
BUILT	2013

ACTUAL PROPERTY IMAGE





S I Z Z L E R

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- Below Market and Replaceable Rent – Rent Approximately \$2.01 PSF / month
- Established Tenant That Has Remained in the Same Location For 20 Years
- Tenant Currently Paying Base Rent Of \$129,768 Per Year Plus Additional \$20,400 For Payback Of Reduced Rent During Pandemic Through Remainder Of Current Lease Term
- Potential Short Term Value Add Opportunity From Increase Of Rent At Option Period And Future Reposition Opportunity
- 2 x 5 Year Options With Strong Rental Increases (Greater of 7% or Market)
- Internet & Pandemic Resistant Tenant
- Located at a Signalized Intersection With a Large Signage
- Densely Populated Area With Over 224,800 People Within a 5-Mile Radius
- Employee Population of Over 42,000 People Within a 3-Mile Radius
- Population Growth Expected By 2.8% Over Next 5 Years Within a 3-Mile Radius
- Signalized Intersection of Mall View Road and Mt Vernon Avenue See 98,500 VPD
- Immediate Access Off Interstate 178 (59,239 VPD) and On and Off Ramp Visibility
- Nearby Tenants Include: Smart & Final, Chipotle, Burger King, Starbucks, Home Depot, Panda Express, Lowe's, Walgreens, Big Lots, Walmart Supercenter and More



LEASE SUMMARY

TENANT	BMW Management, Inc.
PREMISES	A Building of Approximately 6,219 SF
LEASE COMMENCEMENT	November 27, 2000
LEASE EXPIRATION	December 11, 2025
LEASE TERM	2.5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Greater of 7% or Market
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST OFFER	No

SQUARE FOOTAGE	ANNUAL BASE RENT	ADDITIONAL RENT THROUGH CURRENT LEASE TERM	RENT PER SF
±6,219 SF	\$129,768	\$20,400	\$24.15

RENT ROLL

ACTUAL PROPERTY IMAGES



NOI	PRICE	SF	PRICE/SF	LAND AC	CAP RATE	COMMENCEMENT	EXPIRATION	TERM	LEASE TYPE	INCREASES	OPTIONS
\$150,168	\$2,600,000	6,219	\$418	1.043	5.78%	11/27/2000	12/11/2025	2.5 Years	Absolute NNN	Greater of 7% or FMV	2(5 Year)





Sizzler®

LOS ANGELES



Albertsons

FRESENIUS
MEDICAL CARE

TARGET

Walmart

THE
HOME
DEPOT

Pollo
Loco

STARBUCKS
COFFEE

DEL TACO

Jack
in the box

WESTERN
UNION

RITE
AID

Golden Castle
Assisted Living

New Beginnings
Christian Church

Mt Vernon Ave

CALIFORNIA
178

Urbane Cafe



FLAME BROILER

CHIPOTLE
MEXICAN GRILL

Ono Hawaiian BBQ

Walgreens

Smart
& Final

Sizzler

Washington
Middle School

KernMedical
Health for Life

O'Reilly
AUTO PARTS

LOWE'S

Foods Co

Sunnyside Village
Apartments

BSE RENTS

BURGER
KING

CVS
pharmacy

KFC

TACO
BELL

BAKERSFIELD
COLLEGE

CALIFORNIA
178

Smart
& Final

Urbane Cafe
HAND CRAFTED • LIKE BAKED

Sizzler®

CHIPOTLE
MEXICAN GRILL

FLAME BROILER
SIMPLY HEALTHY

Ono Hawaiian BBQ

Mt Vernon Ave

Jack
in the box

LOWE'S **Foods Co** **Valvoline**
PAPA JOHN'S **O'Reilly AUTO PARTS** **FarmerBoys**
SUBWAY **DOLLAR TREE**

CVS pharmacy **Albertsons** **CHASE** **TACO BELL**
dd's DISCOUNTS **99¢ only** **Rabo AgriFinance**
McDonald's **BURGER KING** **Denny's** **metro by T-Mobile**
ARCO **Kentucky Fried Chicken** **T**

Bank of America **Pizza hut** **Starbucks** **MIDAS** **Chevron**
WELLS FARGO **Papa Murphy's TAKE 'N BAKE PIZZA** **jiffy lube**
Carl's Jr. **GREEN BURRITO** **Curves**

Mt Vernon Ave

CALIFORNIA 178

Smart & Final

Sizzler

CHIPOTLE MEXICAN GRILL **Ono Hawaiian BBQ**
FLAME BROILER

Walgreens

OfficeMax **Starbucks** **THE HOME DEPOT** **COLD STONE CREAMERY**
Jack In the box **PANDA EXPRESS** **Quiznos** **El Pollo Loco**
Sprint **RITE AID** **GNC** **DEL TACO**

target **CVS pharmacy** **BIG O TIRES** **BIG 5 SPORTING GOODS** **Starbucks**

Walmart Supercenter **BIG LOTS!** **SALLY BEAUTY** **metro by T-Mobile** **McDonald's**

goodwill **PET SMART** **Pier 1 imports** **UnionBank** **Mobil**
SONIC **IN-SHAPE HEALTH CLUBS** **WINGSTOWN** **Jack in the box** **Domino's** **citi**
SUBWAY **SHERWIN-WILLIAMS** **ATCHAFUERO** **AT&T** **tires LES SCHWAB** **GNC LIVE WELL**

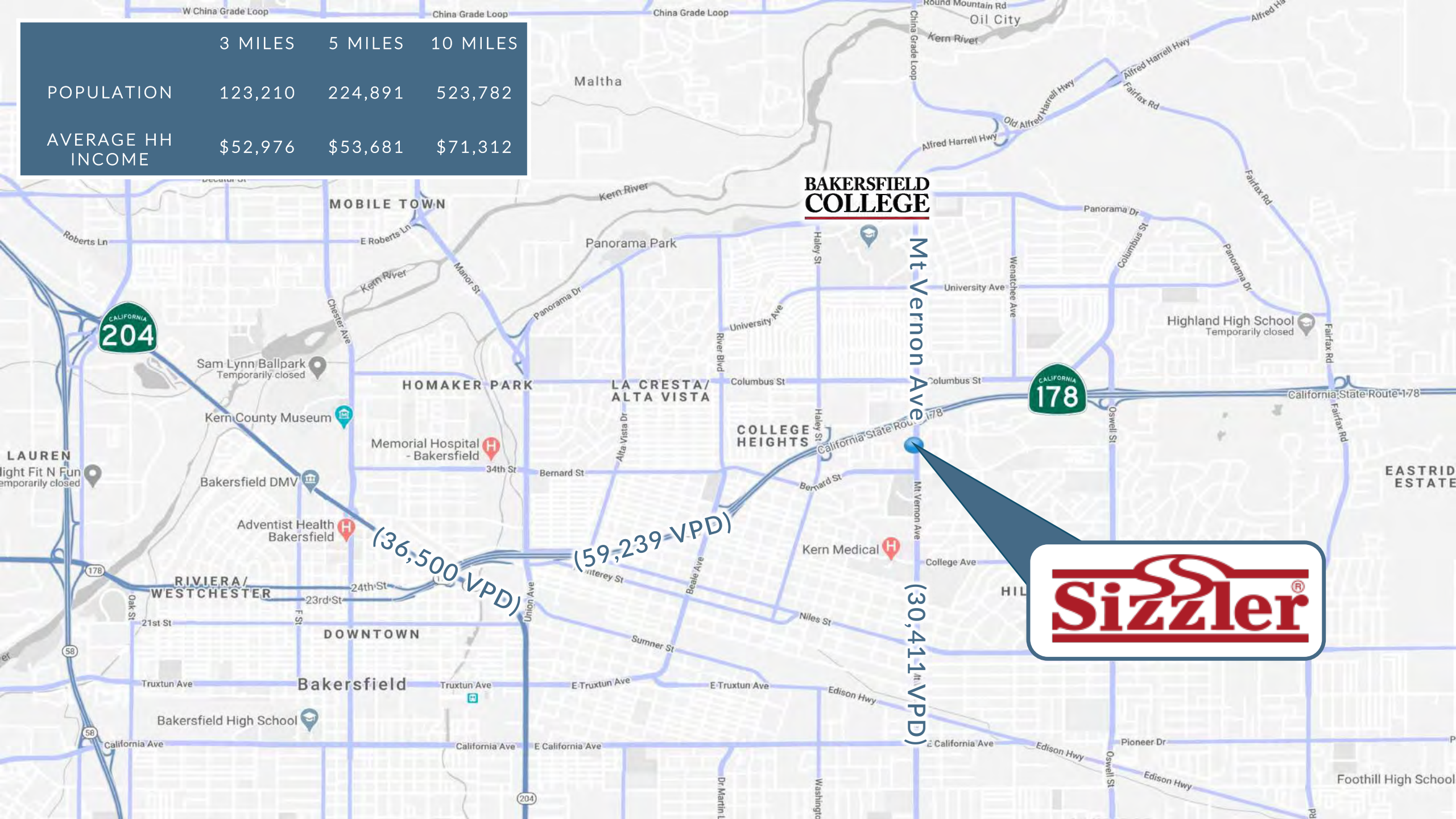
Bakersfield is the county seat of Kern County in California. The city covers about 142 square miles near the southern end of the San Joaquin Valley and the Central Valley region. Bakersfield is a charter city. The city's population is approximately 380,000 residents, making it the ninth-most populous city in California and the 52nd-most populous city in the nation. The more built-up urban area that includes Bakersfield and areas immediately around the city, such as East Bakersfield, Oildale and Rosedale, have a population of over 500,000 residents. The city is also a significant hub for both agriculture and oil production. The city's county is the most productive oil-producing county, and the fourth most productive agricultural county in the United States.

Bakersfield's historic and primary industries have related to Kern County's two main industries, oil and agriculture. In 2013, Kern County, had the most oil productive county in America. Kern County is a part of the highly productive San Joaquin Valley, and ranks in the top five most productive agricultural counties in the nation. Major crops for the county include grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city serves as the home for both corporate and regional headquarters of companies engaged in these industries. Bakersfield also has a growing manufacturing and distribution sector. Several companies have moved to Bakersfield because of its inexpensive land and access to the rest of America, as well as international ports in both Los Angeles and Oakland. Products manufactured in the city helping its economy include ice cream (world's largest ice cream plant), central vacuums, highway paint, and stock racing cars.

Bakersfield also boasts several award-winning museums which are all worth a look. Kern County Museum is a wonderful place that has its focus firmly set on the history of Kern County. One of its highlights is Pioneer Village, it is set within 16 acres and houses 56 buildings that reflect what life would have been like at the end of the 19th century. The buildings have all been moved from their original locations, arranged to look like an old restored town. The Buena Vista Museum of Natural History focus on geology and paleontology. The city is also home to the California Living Museum which is a zoo that focuses on plants and animals that are native to California, specifically Kern County. The city is also home to Kern Canyon, which is a beautiful canyon where visitors can take advantage of camping, hiking, fishing and other similar activities. The area has been proclaimed by the locals as being "California's best kept secret."



	3 MILES	5 MILES	10 MILES
POPULATION	123,210	224,891	523,782
AVERAGE HH INCOME	\$52,976	\$53,681	\$71,312



BAKERSFIELD COLLEGE

Mt Vernon Ave
(30,411 VPD)



(36,500 VPD)

(59,239 VPD)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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