



SANDS INVESTMENT GROUP



Urbane Cafe & Love Sushi

2658 Mount Vernon Avenue
Bakersfield, CA 93306

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,982 SF Mount Vernon Retail Center Located at 2658 Mount Vernon Avenue in Bakersfield, CA. This Opportunity Includes Two, High-Quality Internet & Recession-Resistant Tenants With Long-Term Leases. Urbane Cafe Features 10% Increases Every 5 Years and Love Sushi Has Rare 2% Annual Increases Providing a Strong Hedge Against Inflation. Adjacent to a High-Performing Smart & Final Grocery and Other Strong Retailers, This Investment Offers a Secure Investment With Strong Rent Growth and a Destination Location.

OFFERING SUMMARY

PRICE	\$3,537,000
CAP	5.25%
NOI	\$185,668.42

PROPERTY SUMMARY

ADDRESS	2658 Mount Vernon Avenue Bakersfield, CA 93306
COUNTY	Kern
BUILDING AREA	3,982 SF
LAND AREA	1.10 AC
YEAR BUILT	2018



HIGHLIGHTS

LONG TERM INVESTMENT OPPORTUNITY

- New Construction Completed in 2018
- Small Price Point - Ideal 1031 Opportunity
- Long Term Leases - Approximately 9 Years Remaining on Love Sushi and 6 Years Remaining on Urbane Cafe
- Strong Rental Increases Providing Hedge Against Inflation - Annual 2% Increases (Love Sushi) / 10% Every 5 Years (Urbane Cafe)
- Triple Net (NNN) Leases Featuring 4% Management Fees

HIGH BARRIERS TO ENTRY LOCATION

- Pad Building to 100% Leased Shopping Center
- Anchored By Smart & Final, Chipotle, Flame Broiler, Ono Hawaiian and More

HIGH QUALITY & INTERNET RESISTANT TENANTS

- 100% Restaurant Tenant Line-Up, Amazon and Internet Resistant Tenants
- Urbane Cafe Has 23 Locations Across California

- Love Sushi is a Regional Family-Run Sushi Restaurant With Multiple Locations Within the Bakersfield Area
- Signalized Intersection of Mall View Road and Mt Vernon Avenue Which Sees 29,789 Vehicles Per Day
- Direct Frontage and Exposure With High Barriers to Entry – Four Points of Egress and Ingress
- Immediate Access Off Interstate 178 (47,206 VPD) With On and Off Ramp Visibility
- Pylon Signage Along Interstate 178

DOMINANT MARKET POSITION IN CALIFORNIA

- Densely Populated Area - Over 229,079 Residents Within a 5-Mile Radius
- Employee Population - Over 42,000 People Within a 3-Mile Radius
- Population Growth Expected By 2.8% Over the Next 5 Years Within a 3-Mile Radius

LEASE SUMMARY

TENANT	Urbane Cafe
PREMISES	A Premise of Approximately 1,990 SF
LEASE COMMENCEMENT	April 1, 2018
LEASE EXPIRATION	March 31, 2028
LEASE TERM	~6 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Approximately 10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

LEASE SUMMARY

TENANT	Love Sushi
PREMISES	A Premise of Approximately 1,992 SF
LEASE COMMENCEMENT	April 5, 2021
LEASE EXPIRATION	March 30, 2031
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

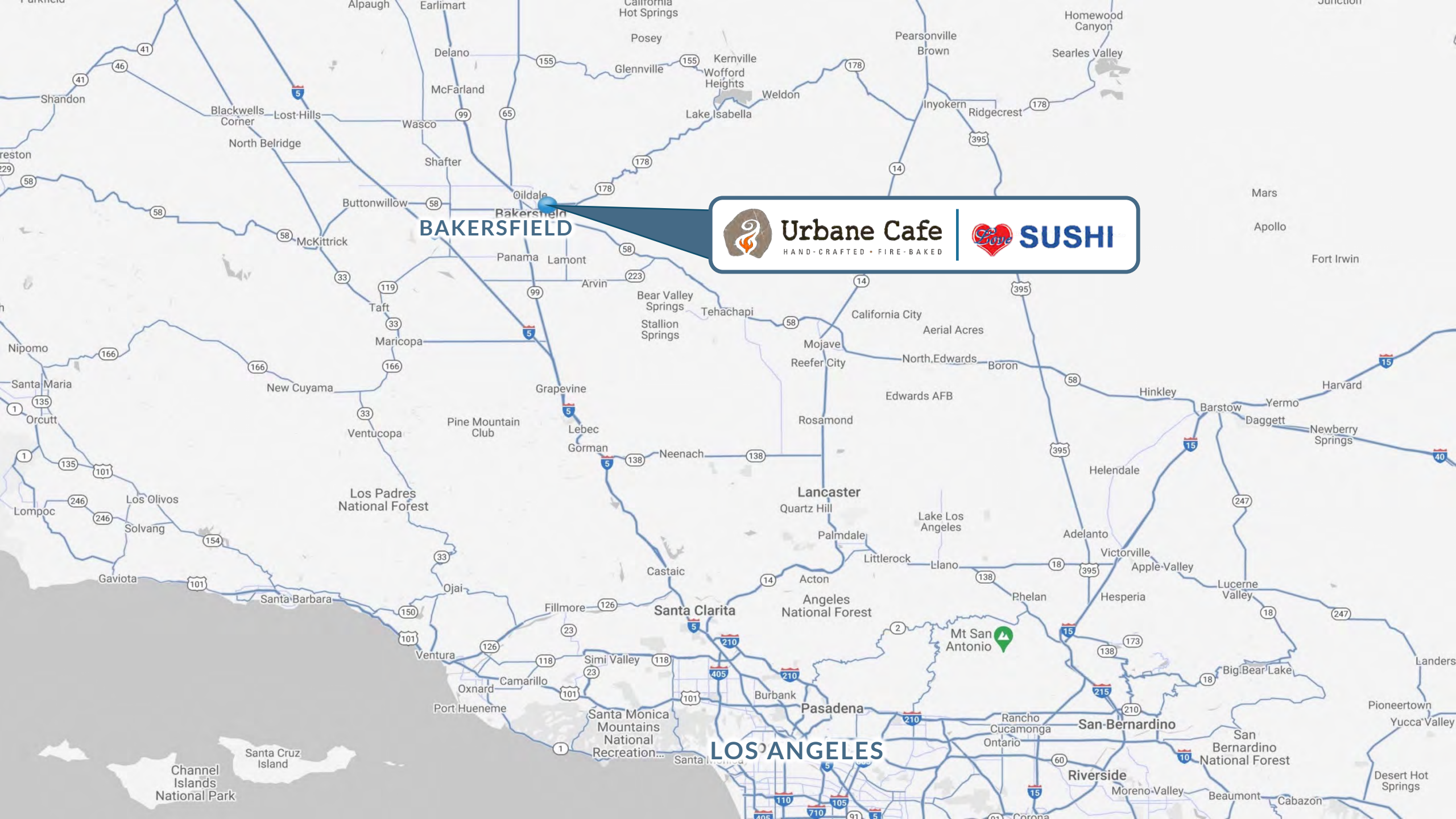
RENT ROLL

ACTUAL PROPERTY IMAGES



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Urbane Cafe	1,990 SF	49.97%	\$98,624.40	\$45	~10% Every 5 Years	04/01/2018	03/31/2028	2 x 5 Years
Love Sushi	1,992 SF	50.03%	\$87,044.02	\$42.84	2% Annually	04/05/2021	03/30/2031	2 x 5 Years
TOTAL	3,982 SF	100%	\$185,668.42					







Iglesia Ni Cristo -
Locale of Bakersfield

Vernon
Vista

Col Howard
Nichols Elementary

Kingdom Hall of
Jehovah's Witnesses

Highland
High School

Holiday
Columbus Estates

Payless
Mini Storage

TARGET

PET SMART
LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

SHERWIN
WILLIAMS

SALLY
BEAUTY

BP
Baskin
Robbins

BIG 5
SPORTING GOODS
BIG TIRES

THE HOME
DEPOT

OfficeMax

QUINZOS

COLD STONE
CREAMERY

Mister

Jack
in the box

Golden Castle
Assisted Living

CHIPOTLE
MEXICAN GRILL

FLAME BROTHER

Omo Hawaiian BBQ

Sizzler

Mount Vernon Ave

Quickeroo
Nutrition Centers

New Beginnings
Christian Church

DEL TACO

Pollo
Loco

PANDA EXPRESS
CHINESE KITCHEN

STARBUCKS
COFFEE

Albertsons

dd's
DISCOUNTS

Huckleberry's

metro
by T-Mobile

SELF
SERVE

Pet Spa

verizon

McDonald's

H&R
BLOCK

Denny's

TACO
BELL

KFC

ampm

ARCO

Mechanics Bank

Urbane Cafe
HAND-CRAFTED • FIRE-BAKED

Love SUSHI

Smart & Final



Garces Memorial
High School

Columbus Street
Baptist Church

Kern Medical

Myra A. Noble
Elementary School

TRICOR
REFINING, LLC

PAPA JOHN'S
SUBWAY
Cosmo Prof

BAKERSFIELD
COLLEGE

Saint Clement
Catholic Church

Tacos el
pastorcito

Burks Maint
Pool Repair

O'Reilly
AUTO PARTS

DUTCH BROS

THIRTY WASH
LAUNDROMAT

STIHL

BSE RENTS

BURGER KING

Advanced
Technologies

Frosty king
columbus st

Variato Information
Sys Consul

His & Hers
Creative Shop

CSES
Solar Energy

Height Street
Skilled Care

Foods Co.

BAKERSFIELD
PACE
BY INNOVATIVE INTEGRATED HEALTH

LOWE'S

College Heights
Elementary School

99c
only
STORES

CVS
pharmacy

LIBERTY TAX

Mechanics Bank

ampm

ARCO

Denny's

verizon

KFC

TACO BELL

Smart & Final

CALIFORNIA
178

Quikeroo
Nutrition Centers

Urbane Cafe
HAND-CRAFTED • FIRE-BAKED

Love SUSHI

CHIPOTLE
MEXICAN GRILL

Sizzler

Mount Vernon Ave

STARBUCKS
COFFEE

DEL TACO

Bakersfield
Municipal Airport

FERGUSON

KernMedical

Central
School

Williams
Elementary School

DOLLAR
GENERAL

BOB'S MUFFLER
& RADIATOR

Bakersfield
Roundhouse

Southern
Pacific Depot



St. Joseph
Catholic Church

Jefferson
Elementary School

Kern County
Building Inspection



Dignity Health

Kern County
Juvenile Hall

The Church of Jesus
Christ of Latter-day Saints

The Eastside Home
Improvement LLC

Rubens Lawn
Maintenance

Super
Food

nestor lawn
care service



Height Street
Skilled Care

Saint Clement
Catholic Church

Foods Co.

BAKERSFIELD
PAGE
BY INNOVATIVE INTEGRATED HEALTH

College Heights
Elementary School

Walgreens

FLAME BROILER

Ono Hawaiian BBQ



Sizzler

Quickeroo
Nutrition Centers

Jack
in the box



Mount Vernon Ave



Urbane Cafe
HAND-CRAFTED • FIRE-BAKED



SUSHI

STINSON

Mechanics Bank

CHASE



Jack in the box, McDonald's, SONIC, DEL TACO, RITE AID, Starbucks, Pep Boys, DUNKIN'

RITE AID, BURGER KING, AutoZone

99¢ only STORES, Lowe's, Foods Co, FarmerBoys, DOLLAR TREE, cricket

dd's DISCOUNTS, Albertsons

goodwill, PET SMART, IN-SHAPE

Smart&Final

Urbane Cafe, HAND-CRAFTED • FIRE-BAKED, Love SUSHI

99¢ only STORES, OVALLETA SUPERMARKETS, FAMILY DOLLAR

planet fitness, food maxx, Aaron's, O'Reilly AUTO PARTS, DOLLAR TREE, cricket, SUBWAY

target, BIG 5 SPORTING GOODS, CVS pharmacy, BIG TIRES

THE HOME DEPOT, Walmart Supercenter, OfficeMax, BIG LOTS!, RITE AID, COLD STONE CREAMERY, QUIZNOS

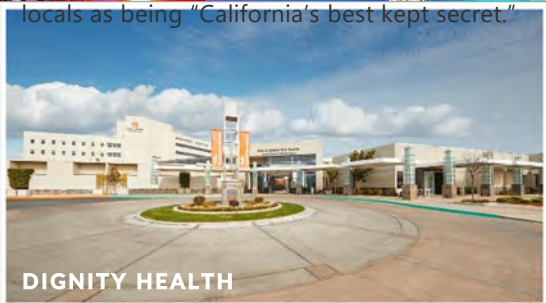
Best Western PLUS, Marriott, Mechanics Bank

BAKERSFIELD | KERN COUNTY | CA

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 of Bakersfield is the 9th largest city in California with a population of 390,267 as of July 1, 2021. It is the 51st-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. Principal employers include: County of Kern, Kern High School District, Bakersfield City School District, Dignity Health and Panama-Buena Vista Union School District, Kern Medical Center and Adventist Health Bakersfield among the top.

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."

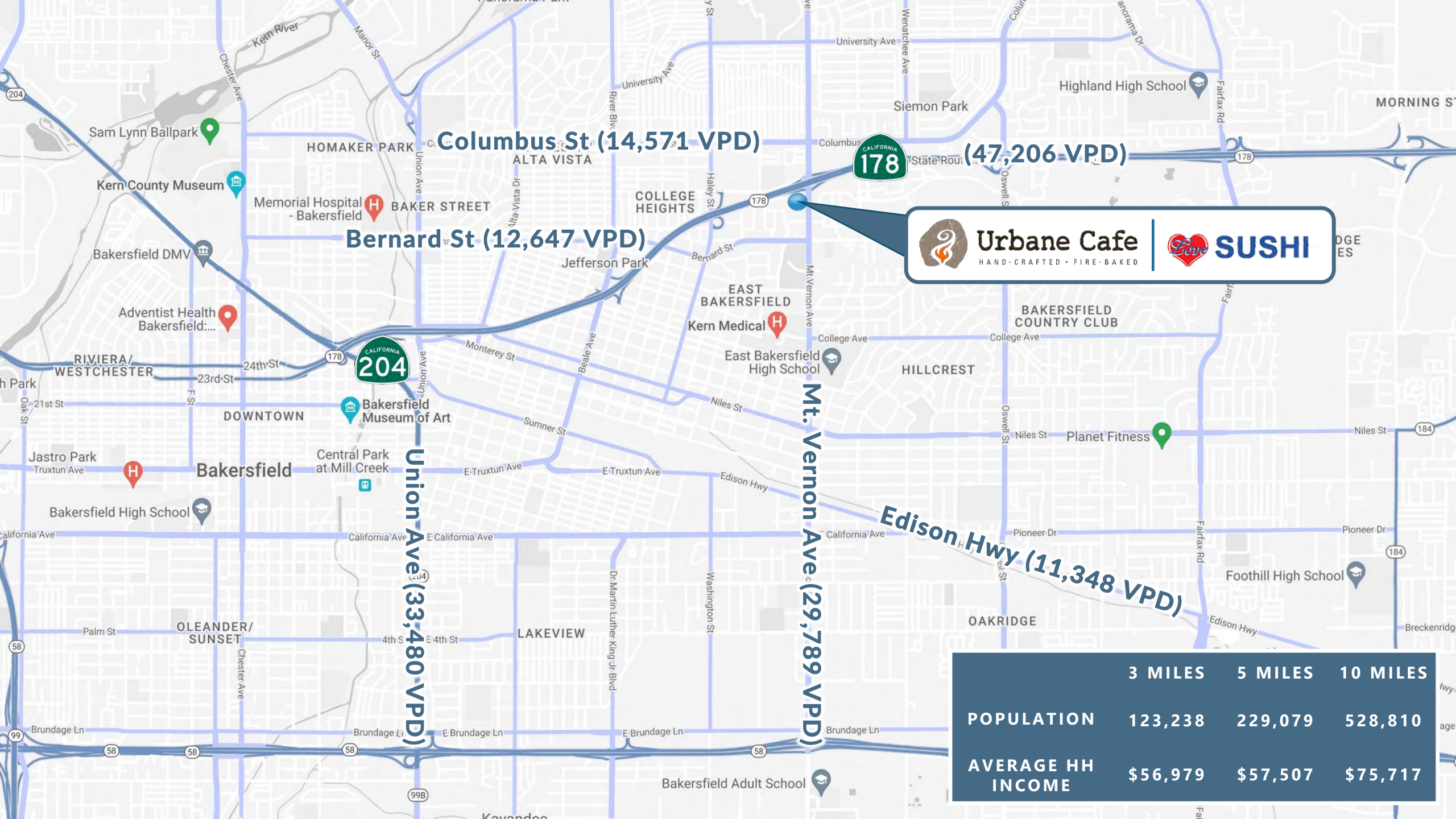


DIGNITY HEALTH



KERN COUNTY MUSEUM





Columbus St (14,571 VPD)

(47,206 VPD)

Bernard St (12,647 VPD)



Urbane Cafe
HAND-CRAFTED • FIRE-BAKED

**SUSHI**

Mt. Vernon Ave (29,789 VPD)

Edison Hwy (11,348 VPD)

Union Ave (33,480 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	123,238	229,079	528,810
AVERAGE HH INCOME	\$56,979	\$57,507	\$75,717

TENANT PROFILE

The Urbane Cafe restaurants are proud to offer unique, high-quality meals. It all started in 2003 when owner Tom Holt realized there was a missing niche in the Ventura restaurant scene. He wanted a great sandwich and salad – something different, while still being dedicated to delicious tasting food. He understood that every great sandwich starts with the freshest of bread, so he designed the cafe around a hearth oven. Working with his friend Pete, they came up with a bread recipe that was soft, delicious and baked right in front of your eyes. It didn't stop there though, he created a menu centered around locally sourced ingredients, house-roasted meats, and crafted sauces to give each creation its own unique flavor.

One can visit Urbane Cafe for lunch or dinner and discover a fast, affordable restaurant serving delicious gourmet sandwiches and fresh, healthy salads. Our mission is to “Make People Happy” and that starts with our team. We do this by building an organization where people are inspired to better their lives and the lives of others - where a manager's smile spreads to our team, our guests, our community, and the world. Our passion is to have our guests walk out happy every time and keep them coming back for more.



COMPANY TYPE
Private



FOUNDED
2003



OF LOCATIONS
23



HEADQUARTERS
Ventura, CA



WEBSITE
urbanecafe.com

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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