

Staples



JLL SEE A BRIGHTER WAY



SAFEWAY

CHIPOTLE
MEXICAN GRILL



Diablo Plaza
4M Visitors Annually (per Placer.ai)

ROUND TABLE
PIZZA ROYALTY

ROUND TABLE PIZZA | SAN RAMON, CA | SAN FRANCISCO-OAKLAND-BERKELEY MSA

2540 SAN RAMON VALLEY BLVD SAN RAMON, CA 94583

BELOW MARKET RENT | GUARANTEED 10.7% RENT BUMP 2027 | LANDLOCKED SUBMARKET | AFFLUENT AREA (AHHI OF \$252K+) | 5.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

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DEAL CONTACTS

JEFFREY CICUREL

Senior Director

773.573.8118

Jeffrey.Cicurel@jll.com

ERIC KATHREIN

Managing Director

415.510.6961

Eric.Kathrein@jll.com

CA License #: 01896107

ANDY SPANGENBERG

Associate

415.228.3086

Andrew.Spangenberg@jll.com

CA License #: 02211367

EXECUTION SUPPORT

ALLIE REPASKEY

Senior Analyst

720.737.7815

Allie.Repaskey@jll.com

CA License #: 02228486

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EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present for sale the single-tenant Round Table Pizza (the "Tenant") located in San Ramon, CA (the "Property" or "Asset"). The Tenant executed a 15-year triple-net lease commencing November 1, 2017, with approximately 7 years remaining and two 5-year renewal options at fair market value. This below-market opportunity generates \$168,000 in annual NOI with a scheduled 10.7% rent increase in 2027, offering significant upside potential in this supply-constrained market.

The Property sits on a 0.57-acre parcel strategically positioned along San Ramon Valley Boulevard with exceptional access to Interstate 680 (200,000+ VPD), providing abundant traffic exposure and convenient connectivity throughout the affluent San Francisco-Oakland-Berkeley MSA. Round Table Pizza is part of Twin Canyon Shopping Center, a thriving 23,149-square-foot retail strip center on a 2.36-acre site that is 100% occupied. Located in this highly coveted and landlocked submarket, the asset benefits from its location within one of California's most premium and affluent demographics, with a 3-mile radius supporting 86,300+ residents experiencing 23% population growth since 2010 and an exceptional average household income of \$252,500+.

The Property is positioned within San Ramon's thriving commercial corridor, surrounded by over 6.6M square feet of office space within one mile, including the renowned Bishop Ranch, a 585-acre business park, and a strong retail corridor with 1.7M square feet. The area benefits from proximity to major corporate headquarters, including Chevron Corporation's global headquarters, and serves as home to Fortune 500 companies.

This offering presents the opportunity to acquire a high-demand asset with zero landlord obligations in one of the Bay Area's most affluent and rapidly developing suburban markets.



\$3,055,000

Asking Price

5.50%

Cap Rate

INVESTMENT SUMMARY

ADDRESS	2540 San Ramon Valley Blvd San Ramon, CA 94583
TENANT	Round Table Pizza
LEASE TYPE	NNN
LL RESPONSIBILITIES	None
YEAR BUILT BUILD OUT	1981 2017
BUILDING AREA (SF)	4,925 SF
LAND ACREAGE	.57 Acres
LEASE TERM REMAINING ⁽¹⁾	7-Years
NOI PSF	\$168,000 \$34.11 PSF
ESCALATIONS	10.7% Increase in Year 2027
REMAINING RENEWAL OPTIONS	2 X 5 Year Options at FMV

INVESTMENT HIGHLIGHTS



10.7%

Guaranteed 10.7% rent increase in year 2027



Directly across from Diablo Plaza that experiences 4M visitors annually



Strategically located adjacent to I-680 (200,000+ VPD)



23% population increase since 2010 in a 3-mile radius



Below Market Opportunity in a Landlocked location



Established Franchise Operations - Round Table Pizza subsidiary of publicly traded FAT Brands Inc.

1.7 MSF

1.7M square feet of retail inventory within a one-mile radius

\$252K+ MSF

Affluent household income with the average at \$252,587 within three-miles



LOOKING NORTH



219 Apartment Units

456 Acres Residential Land
Approved for 780+ Homes

234K SF of Industrial Space
112K of Office Space

166 Apartment Units
Proposed

1.3M SF of Office Space



3.6M Visitors
Ranked top 2% Nationwide
(per Placer.AI)



1.4M Visitors
Ranked top 3% Nationwide
(per Placer.AI)

Diablo Plaza
4M Visitors Annually (per Placer.ai)

Canyon Creek Apartments
268 Units

Twin Canyon Shopping Center
243.6K Visitors

I-680: 200,000+ VPD

	1-Mile	3-Mile	5-Mile
2025 Population	11,312	86,333	174,957
Population Growth (since 2010)	16%	23%	17%
Average Household Income	\$218,874	\$252,587	\$261,607

LOOKING EAST

64,300 SF Office Space



Common Office Park



Canyon Lakes
Single Family Residences
Avg Home Value \$962K+

346 Apartment Units

City Center Bishop Ranch
3.8M Visit Annually (per Placer.ai)



City Village SummerHill Homes
136 Townhomes



Bishop Ranch Park
585 Acres

I-680: 200,000+ VPD



Vijetha Indian
Supermarket/Swagruha Foods

Twin Canyon Shopping Center
243.6K Visitors

San Ramon Valley Blvd

	1-Mile	3-Mile	5-Mile
2025 Population	11,312	86,333	174,957
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PROPERTY OVERVIEW

PROPERTY & LEASE OVERVIEW

PROPERTY OVERVIEW

ADDRESS	2540 San Ramon Valley Blvd
CITY, STATE	San Ramon, CA 94583
YEAR BUILT RENOVATED	1981
BUILDING SF	4,925 SF
PARCEL SIZE	.57 Acres
OWNERSHIP TYPE	Fee Simple

LEASE OVERVIEW

TENANT	Round Table Pizza
COMMENCEMENT DATE	11/01/2017
CURRENT LEASE EXPIRATION	10/28/2032
INITIAL LEASE TERM	15-Years
LEASE TERM REMAINING	7-Years
LEASE TYPE	NNN
NOI PSF	\$168,000 \$34.11 PSF
RENT ESCALATIONS	10.7% Increase in 2027
RENEWAL OPTIONS REMAINGING	2 X 5 Year Options at FMV
LANDLORD RESPONSIBILITIES	None



RENT SCHEDULE

Years	Period	NOI	Monthly	PSF	Increases
1	Nov-2017-Oct-2022	\$150,000	\$12,500	\$30.46	--
2	Nov-2022-Oct-2027	\$168,000	\$14,000	\$34.11	12.00%
3	Nov-2027-Oct-2032	\$186,000	\$15,500	\$37.77	10.70%
2 x 5 Year Options at FMV					

A large, round pepperoni pizza is the central focus, topped with numerous slices of pepperoni. To the left of the pizza, several whole and sliced sausages are arranged. In the background, there are fresh tomatoes, a block of cheese, and some green herbs. The "Round Table PIZZA ROYALTY" logo is superimposed over the center of the pizza.

ROUND TABLE
PIZZA ROYALTY

TENANT OVERVIEW

TENANT OVERVIEW

ROUND TABLE PIZZA

- Round Table Pizza operates 410+ franchised locations across 8 states and is a subsidiary of publicly traded FAT Brands Inc. (NASDAQ: FAT), which generated \$592.7 million in total revenue for FY 2024
- Founded in 1959 in Menlo Park, California by William R. Larson, who envisioned a community gathering place for families to enjoy premium pizza made with "gold-standard ingredients" served on round redwood tables his father constructed
- The concept achieved rapid growth from inception, beginning franchising in 1962 and expanding to over 225 stores by 1978, establishing itself as a leading pizza franchise in the Western United States
- Round Table Pizza was acquired by FAT Brands Inc. in 2021, providing enhanced capital resources and operational support for continued expansion
- Since the FAT Brands acquisition, the company has accelerated growth with major expansion initiatives including an 80-store Texas development deal (2022), three new California locations (2023), and maintains over 340 restaurants in its home state of California
- The brand underwent a comprehensive rebranding in 2019 with its "Pizza Royalty" positioning, featuring signature menu items like King Arthur's Supreme pizza, hand-rolled dough, premium three-cheese blend, and modern store designs with beer walls and game rooms to enhance the family dining experience



COMPANY OVERVIEW

Company	Round Table Pizza
Parent Company	FAT Brands Inc. (NASDAQ: FAT)
Year Founded	1959
Year Franchising Began	1962
Headquarters	Atlanta, GA
Sector	Quick Service Restaurant (QSR) / Fast-Casual Dining
Locations	410+
Ownership Type	Subsidiary of FAT Brands Inc.
Total Revenue	\$592.7 Million (NASDAQ: FAT)
Website	www.roundtablepizza.com

RECENT RECOGNITION:

- Franchise Network Growth: Expanded to 410+ franchised units operating across 8 states with 1 co-branded location.
- International Presence: Established operations in 1 country beyond the United States, demonstrating global brand appeal.
- Operational Efficiency: Optimized store format with ideal space requirement of 800-3500 sq. ft., enabling flexible location strategies.
- Franchise Performance: Maintains 4% royalty structure based on net sales, reflecting competitive franchise economics.
- Digital Adaptation: Enhanced market reach through delivery-only models and digital ordering platforms to meet evolving consumer preferences.



LOCATION & MARKET OVERVIEW

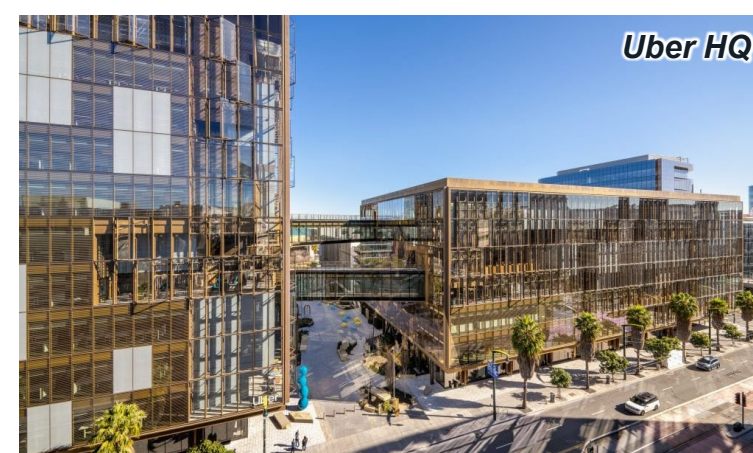
MARKET OVERVIEW

San Francisco-Oakland-Berkeley MSA

The San Francisco-Oakland-Berkeley Metropolitan Statistical Area (MSA), comprising San Francisco, Alameda, Contra Costa, Marin, and San Mateo counties, is strategically positioned along California's northern Pacific coast as the economic heart of the San Francisco Bay Area. The region's world-class infrastructure includes major interstate highways I-80, I-580, and US-101 with peak volumes exceeding 300,000+ VPD, the extensive BART rapid transit system serving over 400,000 daily riders, and San Francisco International Airport (SFO) ranking as the 7th busiest airport in North America. This comprehensive network, combined with the Port of Oakland - the 8th largest container port in the U.S., establishes the MSA as a critical Pacific Rim gateway connecting North America to Asian markets.

The San Francisco-Oakland-Berkeley MSA covers approximately 2,400 square miles and is home to 4.75 million residents, making it the 12th largest metropolitan area in the U.S. The region consistently ranks among the nation's most affluent markets, with median home prices reaching \$1.5 million in San Francisco County, \$1.1 million in San Mateo County, \$800,000 in Alameda County, and \$750,000 in Contra Costa County. These values are supported by exceptional median household incomes ranging from \$99,000 in Alameda County to \$136,000 in San Francisco County - among the highest in the nation.

The MSA has evolved into the world's premier innovation economy, driven by technology, biotechnology, and financial services that generate over \$500 billion in annual economic output. The region houses approximately 450 million square feet of commercial space and serves as global headquarters for technology giants including Salesforce, Wells Fargo, Uber, and Airbnb, while major financial institutions including Wells Fargo and Charles Schwab anchor the economy. World-renowned institutions such as UC Berkeley, UCSF, and nearby Stanford University drive continuous innovation and talent development. The San Francisco-Oakland-Berkeley MSA's unparalleled combination of intellectual capital, venture capital access exceeding \$60 billion annually, and global market connectivity continues to drive exceptional commercial real estate values and represents one of the world's most resilient investment opportunities.



LOCATION OVERVIEW

San Ramon | San Francisco-Oakland-Berkeley MSA

San Ramon, CA, located in Contra Costa County, is a prominent city within the San Francisco Bay Area's East Bay region, situated approximately 35 miles east of San Francisco and 25 miles northeast of San Jose. Known for its master-planned community character and exceptional quality of life, the San Ramon Valley Unified School District consistently ranks among California's top-performing districts with A+ ratings, making the area highly desirable for affluent families.

San Ramon benefits from excellent transportation infrastructure, with Interstate 680 serving as the primary north-south corridor handling over 200,000+ vehicles per day, connecting residents to major Bay Area employment centers. The Dublin/Pleasanton BART station provides direct rail access to San Francisco, Oakland, and Silicon Valley. The local demographic profile shows exceptional strength, with the three-mile radius containing 86,300+ residents as of 2025, representing robust 23% population growth since 2010. The area supports 29,870+ households with an exceptional average income of \$252,500+, ranking among the highest in the Bay Area.

San Ramon serves as a corporate headquarters hub, anchored by Fortune 500 companies including Chevron Corporation's global headquarters and Pacific Gas & Electric. The city's prime commercial districts include the Bishop Ranch business park, spanning over 585 acres and ranked as the top workplace among visits in California and 5th nationwide out of 15,000 workplaces. With its combination of corporate headquarters, exceptionally affluent demographics, excellent schools, and strategic Bay Area connectivity, San Ramon represents one of the region's most premium commercial real estate markets.



LOCAL DEMOGRAPHIC SNAPSHOT			
	1-Mile	3-Mile	5-Mile
2025 Population	11,312	86,333	174,957
Population Growth (since 2010)	16%	23%	17%
Average Household Income	\$218,874	\$252,587	\$261,607

LOCATION OVERVIEW

BISHOP RANCH BUSINESS PARK

Bishop Ranch, located in San Ramon, California, spans 585 acres across Contra Costa County and stands as one of the largest privately owned, master-planned communities in the United States. Strategically positioned 34 miles east of San Francisco within the San Ramon Valley, the development benefits from exceptional connectivity through California's first privately funded interstate interchange and comprehensive transportation infrastructure. The campus features North America's first autonomous vehicle passenger shuttle route and maintains an award-winning transportation program that includes free bus passes and carpooling incentives, serving over 30,000 daily employees across the expansive business community.

The mixed-use development encompasses over 10 million square feet of office, retail, and hotel space, anchored by the 1.8-million-square-foot 2600 Bishop Ranch building - the second-largest office building in the Bay Area and California's largest LEED-certified structure. City Center Bishop Ranch adds 300,000 square feet of open-air retail and entertainment space housing over 60 tenants, while the development's recreational amenities include Annabel Lake, fountain-filled gardens, and access to the adjacent 806-acre Bishop Ranch Open Space Regional Preserve. The community is undergoing a transformative \$5 billion expansion to incorporate up to 8,000 residential units, embracing a "15-minute lifestyle" concept that integrates living, working, and entertainment.

Bishop Ranch has established itself as Northern California's largest mixed-use business community, housing over 600 companies including major corporate headquarters and generating significant economic impact for the region. The development has achieved exceptional sustainability recognition, including LEED Platinum certification for City Center Bishop Ranch and the 2024 Top Project of the Year award for its 23.9MW solar and storage portfolio. Under the continued stewardship of the Mehran family through Sunset Development Company since 1978, Bishop Ranch represents a premier corporate destination that balances business excellence with environmental innovation and community development.



PRIMARY SALES CONTACTS

JEFFREY CICUREL	ERIC KATHREIN	ANDY SPANGENBERG
Senior Director	Managing Director	Associate
773.573.8118	415.510.6961	415.228.3086
Jeffrey.Cicurel@jll.com	Eric.Kathrein@jll.com	Andrew.Spangenberg@jll.com
	CA License #: 01896107	CA License #: 02211367

DEAL SUPPORT

ALLIE REPASKEY
Senior Analyst
720.737.7815
Allie.Repaskey@jll.com
CA License #: 02228486

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