

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



10020 ARLINGTON AVE
RIVERSIDE, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details	3
Highlights	4
Site Plan	5
Property Photos	6
Aerial Photos	7
Aerial Maps	9
Regional Map	10
Demographics	11
Market Overview	12
Tenant Profiles	13

CONFIDENTIALITY & DISCLAIMER

THE INFORMATION CONTAINED IN THE FOLLOWING OFFERING MEMORANDUM IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED ONLY TO BE REVIEWED BY THE PARTY RECEIVING IT FROM CIRE BROKERAGE SERVICES INC. DBA CIRE PARTNERS (HEREAFTER "CIRE PARTNERS") AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF CIRE PARTNERS. 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.

CIRE PARTNERS HAS NOT MADE ANY 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 REGULATORS, 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, CIRE PARTNERS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS CIRE PARTNERS 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. THIS IS NOT AN APPRAISAL. PLEASE CONSULT YOUR CIRE PARTNERS AGENT FOR MORE DETAILS. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, CIRE PARTNERS MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS THEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY CIRE PARTNERS FOR ADVERTISING AND GENERAL INFORMATION ONLY. CIRE PARTNERS EXCLUDES UNEQUIVOCALLY ALL INFERRED OR IMPLIED TERMS, CONDITIONS AND WARRANTIES ARISING OUT OF THIS DOCUMENT AND EXCLUDES ALL LIABILITY FOR LOSS AND DAMAGES ARISING THERE FROM.

Renato Lorja
Senior Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goce
Senior Vice President
858.900.3114
agoce@cirepartners.com
CA DRE #01895830

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823

PROPERTY DETAILS

GENERAL SUMMARY

Address	10020 Arlington Ave, Riverside, CA 92503
APN	150-110-043
Building Size	±1,921 SF
Parcel Size	±0.35 AC (15,246 SF)
Year Built / Renovated	1987 / 2021
Parking	±43 Spaces (16.29 per 1,000 SF)
Zoning	General Commercial (CG)
Traffic Counts	Arlington Ave: ±19,292 ADT Crest Ave: ±5,884 ADT

LEASE ABSTRACT

Tenant	Wendy's
Remaining Lease Term	±15 Years
Renewal Options	Five (5) - 5 Year
Current Annual Rent	\$184,000
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
Guarantor	Corporate Franchisee Guaranty

PURCHASE PRICE	CAP RATE	NOI
\$4,600,000	4.00%	\$184,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
1 - 5	\$184,000	\$15,333	4.00%
6 - 10	\$202,400	\$16,867	4.40%
11 - 15	\$222,640	\$18,553	4.84%
Option 1: 16 - 20	\$244,904	\$20,409	5.32%
Option 2: 21 - 25	\$269,394	\$22,450	5.86%
Option 3: 26 - 30	\$296,334	\$24,694	6.44%
Option 4: 31 - 35	\$325,967	\$27,164	7.09%
Option 5: 36 - 40	\$358,564	\$29,880	7.79%



INVESTMENT HIGHLIGHTS

SECURE LONG-TERM INVESTMENT

Featuring a 15-year triple net-lease passive investment with 15 years remaining, ensuring a hands-off income stream for many years to come.

HEDGE AGAINST INFLATION

10% rental increases every five years provides consistent rent growth and ensuring long-term investment value growth for investors.

EXPERIENCED MULTI-BRAND FRANCHISEE

Tenant is a well-established and successful operator with 32 years of experience operating Wendy's locations, currently managing 46 restaurants across Southern California (39) and Florida (7). Their extensive experience and proven track record ensure financial stability and operational excellence.

PREMIER SIGNALIZED CORNER INTERSECTION

Great visibility along Arlington Avenue, a major east-west thoroughfare in Riverside, CA, and easily accessible with multiple points of ingress/egress, the property is strategically positioned at a prominent corner signalized intersection that benefits from exposure to over 25,000 vehicles daily.

ABSOLUTE NNN LEASE STRUCTURE

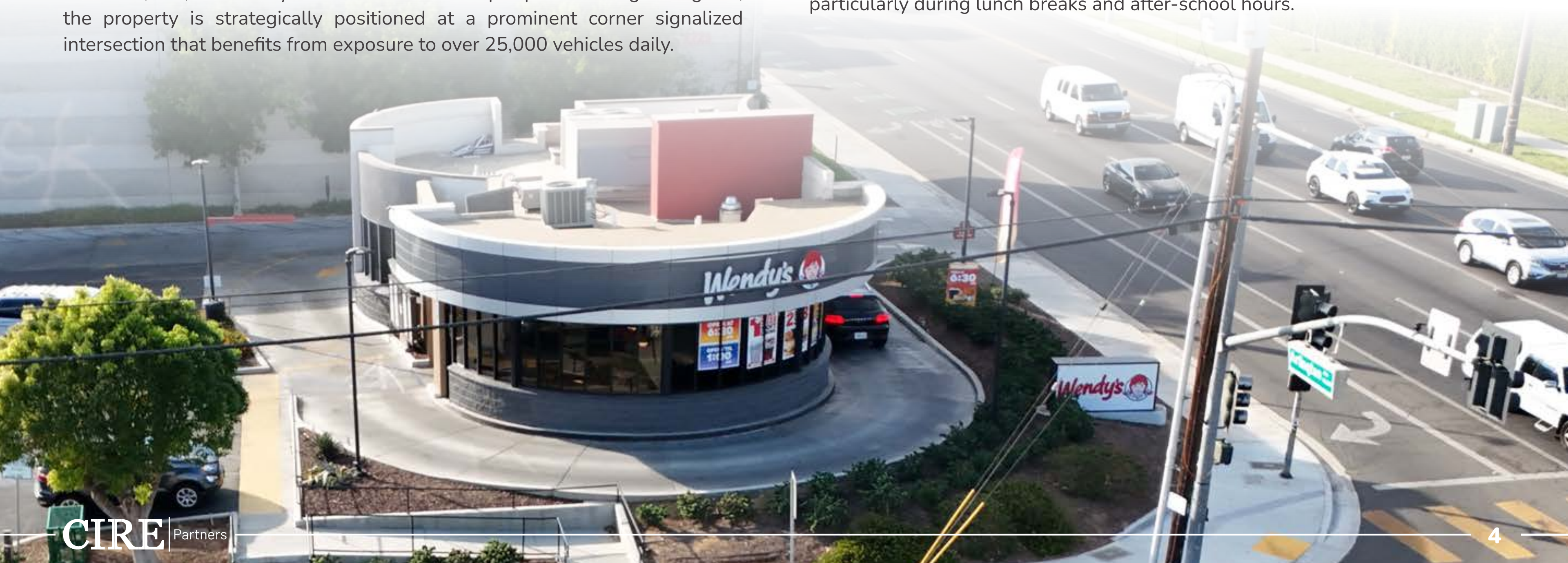
A truly passive investment, with the tenant covering all expenses, including property taxes, insurance, repairs and maintenance.

MULTI-MILLION DOLLAR REMODEL

Approximately \$2 million building and exterior renovation completed in 2021 for Wendy's drive-thru. This comprehensive upgrade included structural improvements, utility enhancements, a new roof, and upgraded mechanical, electrical, and plumbing systems. The remodel also introduced a brand-new kitchen, modernized dine-in areas, and enhanced drive-thru features, aligning with Wendy's latest prototype designs for efficiency and appeal.

STRATEGIC LOCATION ACROSS FROM NORTE VISTA HIGH SCHOOL

Prime location directly across the street from Norte Vista High School, a community hub with over 1,900 students. This well-positioned site benefits from consistent foot and vehicle traffic from students, parents, and staff, particularly during lunch breaks and after-school hours.



SITE PLAN

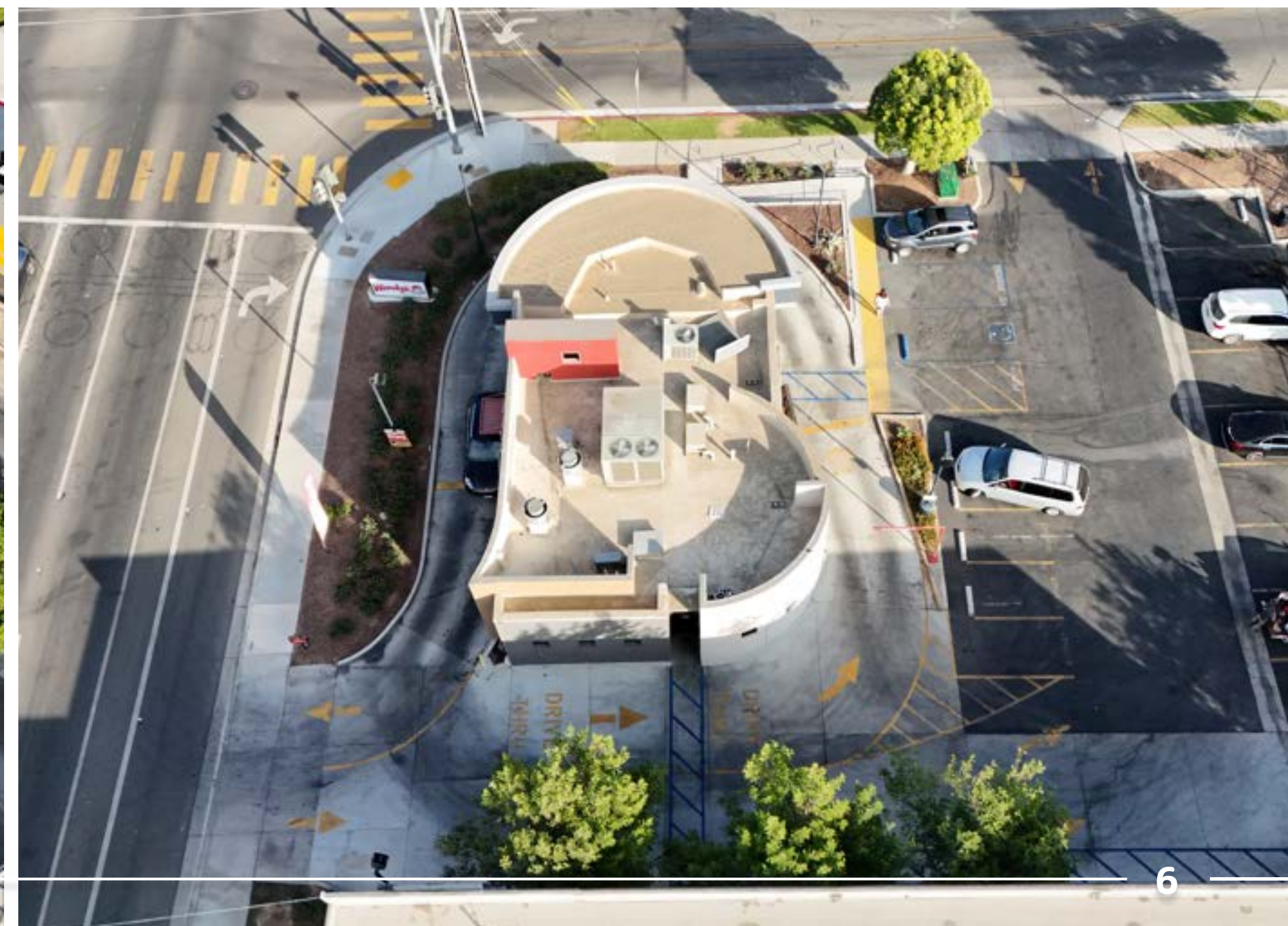
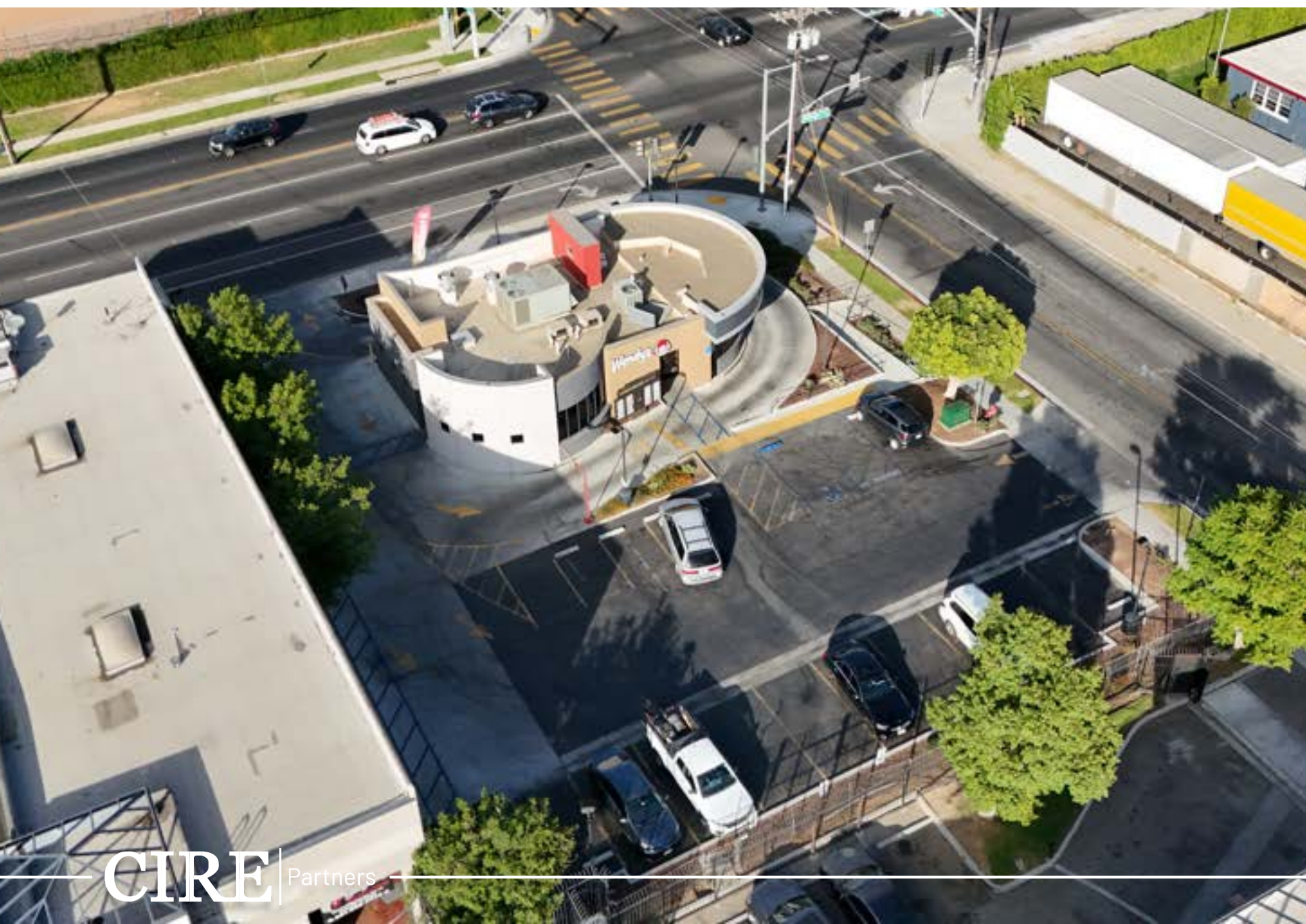


Arlington Ave ± 19,292 ADT

 ±25,176 cars at intersection

Crest Ave ± 5,884 ADT

PROPERTY PHOTOS



AERIAL PHOTO



- HANK'S FARMER MARKET
- Little Caesars
- E-FAST-RIP
- Call Streets TIRES
- BROTHERS AUTO SALES
- VFW VETERANS OF FOREIGN WARS
- AutoZone

Tyler St

NORTE VISTA HIGH SCHOOL
±1,971 STUDENTS

TM MOTORS



SUBJECT PROPERTY



±25,176 cars at intersection

Crest Ave ±5,884 ADT

Arlington Ave ±19,292 ADT



AERIAL PHOTO



CANYON VIEW
APARTMENT HOMES



neighborhood

Rutland Ave



 ±25,176 cars
at intersection

 **SUBJECT
PROPERTY**

Crest Ave ±5,884 ADT



 **NORTE VISTA
HIGH SCHOOL**
±1,971 STUDENTS



Arlington Ave ±19,292 ADT

AERIAL MAP



TERRACE
ELEMENTARY
±501 STUDENTS

NORTE VISTA
HIGH SCHOOL
±1,971 STUDENTS

Crest Ave ±5,884 ADT

WATER BASE FINISH™
A DIVISION OF MK SALES

STONEGATE APARTMENTS
24/7 SELF STORAGE

AutoZone

A STORAGE PLACE
DEL TACO

CANYON VIEW APARTMENT HOMES
G&M
7 ELEVEN

CUBESMART self storage
Boise Cascade

Call Street TIRES
BROTHERS AUTO SALES

STARVING STUDENTS
We Put Our Heart Into Every Move™

ARCO

neighborhood

Chevron
ups

Valvoline
SmartStop Self Storage

SUBJECT PROPERTY

FAMILY DOLLAR

ROME'S AUTO SPECIALIST INC

NUCO2 BEVERAGE CARBONATION MADE EASY

Collins Aerospace

CARDENAS

Chick-fil-A

Cypress Ave

HD TIRE & SERVICE TIRE

ARLANZA
ELEMENTARY
±467 STUDENTS

Collins Aerospace

CASH 4 CANS RIVERSIDE

Van Buren Blvd ±53,848 ADT

KFC
STATER BROS. markets

Carl's Jr.

BURGERS Breakfast • Lunch • Dinner

El Super

WSS

Wienerschnitzel

dd's DISCOUNTS

BURGER KING

BUFADORA BAJA GRILL

Pho Anh

MR. TACO Tacos & More...

HAPPY BUFFET
DOLLAR TREE

O'Reilly Tomo 7 Sushi
el Pollo Loco SUBWAY

Flo's FARMHOUSE CAFE

Walmart

TACO BELL

McDonald's

← DOWNTOWN LOS ANGELES
±60 Minutes | ±52 Miles

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	22,876	124,840	301,396
Projected Population (2029)	23,269	127,825	306,901
Median Age (2024)	32.2	34.3	36.0

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$92,903	\$101,642	\$115,027
Projected Average Household Income (2029)	\$108,956	\$117,405	\$132,590
Projected Annual Growth (2024-2029)	3.24%	2.93%	2.88%
Wealth Index (2024)	67	76	94

Households	1 Mile	3 Miles	5 Miles
Households (2024)	5,738	34,539	87,268
Projected Households (2029)	5,887	35,619	89,448
Annual Growth (2020-2024)	0.55%	0.53%	0.45%
Projected Annual Growth (2024-2029)	0.51%	0.62%	0.49%
Average Household Size (2024)	3.97	3.54	3.41

RIVERSIDE, CA



3.4%
Greatest Gen
 Born in 1945/Earlier



15.3%
Baby Boomer
 Born in 1946 to 1964



18.3%
Generation X
 Born in 1965 to 1980



26.4%
Millennial
 Born in 1981 to 1998



27.4%
Generation Z
 Born in 1999 to 2016



9.2%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Riverside, CA

Riverside, California, is a dynamic city located in the Inland Empire region, known for its rich history, diverse economy, and scenic beauty. As the county seat of Riverside County, the city serves as a regional hub for culture, education, and industry, offering a vibrant urban experience surrounded by natural attractions and a strong sense of community.

With a population of over 330,000 residents, Riverside is one of the largest cities in Southern California. Located about 55 miles east of Los Angeles, Riverside is well-connected by major highways, including Interstate 215, State Route 91, and Interstate 10, making it an attractive location for commuters and businesses alike. The city also benefits from its proximity to key logistics routes and international airports, enhancing its appeal as a center for commerce and trade.

Founded in the late 19th century, Riverside is steeped in history, with its roots in California's citrus industry. The city is famously known as the birthplace of the state's citrus boom, which transformed it into a major agricultural hub. Today, this heritage is preserved at the California Citrus State Historic Park and the iconic Mission Inn Hotel & Spa, a historic landmark that showcases Riverside's architectural and cultural significance.

Riverside's economy has grown and diversified beyond agriculture, with key sectors including education, healthcare, technology, and manufacturing. The city is home to major institutions like the University of California, Riverside (UCR), which plays a significant role in the region's economic development and innovation. The presence of UCR fosters a thriving research and tech industry, attracting startups and established businesses to the city's expanding tech corridor.

Outdoor recreation and natural beauty are central to Riverside's appeal. The city is surrounded by mountains, parks, and open spaces, offering numerous opportunities for hiking, biking, and outdoor activities. Mount Rubidoux, a popular local hiking spot, provides panoramic views of the city and the surrounding region, while Fairmount Park and the Santa Ana River Trail offer green spaces for leisure and sports. The nearby Box Springs Mountain Reserve and Lake Perris State Recreation Area provide even more options for nature lovers and adventurers.



- Access to Hwy 91 and I-215, with easy access to the Greater Los Angeles area**
- Robust economy driven by manufacturing, healthcare, and education**
- The city has population of over 92,000 in 2024, and an annual growth rate of 0.38%**
- About 17.1% of the employed population working in educational services**



TENANT PROFILE

Wendys

Wendy's, founded in 1969 by Dave Thomas, is one of the largest and most recognized quick-service restaurant chains in the world. Headquartered in Dublin, Ohio, Wendy's operates more than 6,500 locations globally, with a strong presence throughout the United States. The brand is renowned for its fresh, made-to-order hamburgers, chicken sandwiches, and iconic Frosty desserts, setting it apart from competitors with its emphasis on quality and customer satisfaction.

Wendy's commitment to quality and service extends to its highly efficient drive-thru operations, digital ordering platforms, and mobile app. These efforts cater to the growing demand for convenience while maintaining a high level of service. As a result, Wendy's has become a top choice for consumers seeking a quick yet high-quality dining experience, driving significant foot traffic and strong sales performance across its locations.

With a solid financial foundation and a global brand presence, Wendy's is a highly desirable tenant in the commercial real estate market. The brand's proven track record of success, loyal customer following, and high average unit volumes make it a reliable addition to retail properties. Landlords value Wendy's for its ability to consistently generate customer traffic, which benefits not only the restaurant itself but also surrounding businesses in retail centers.

In recent years, Wendy's has implemented a strong growth strategy, focusing on modernizing its restaurant designs, expanding its breakfast offerings, and rolling out new digital ordering and delivery services. These initiatives have contributed to Wendy's continued success, allowing the brand to stay competitive in the ever-evolving fast-food landscape.

In addition to its business success, Wendy's is known for its corporate responsibility and charitable efforts. The company is committed to sustainability initiatives, such as reducing energy usage in its restaurants and sourcing more sustainable food products. Wendy's also supports the Dave Thomas Foundation for Adoption, which is dedicated to helping children in foster care find permanent, loving homes. These values resonate with consumers and strengthen the brand's positive reputation.



Total revenue for fiscal year 2023 increased by 10.2% to \$2.18 billion
6.5% increase in average transaction value after new menu items were added
Wendy's expects to open approximately 200 - 225 new restaurants in 2024
± 70% of Wendy's new restaurants will include digital ordering kiosks and drive-thru



Year Founded	1969
Headquarters	Dublin, OH
Websites(s)	www.wendys.com
Total Locations	±7,200
Annual Revenue	±\$2.18 Billion (2024)
Average Net Sales Per Unit	±\$2.25 Million (2023)
Ownership	Public
Stock Symbol	WEN



Renato Lorja

Senior Vice President
858.900.3700
rlorjal@cirepartners.com
CA DRE #01940384

Arbi Goce

Senior Vice President
858.900.3114
agoce@cirepartners.com
CA DRE #01895830

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823