

BENIHANA®

26420 YNEZ ROAD | TEMECULA, CA 92591

New 15-Year Lease
10% Increase Every 5 Years
Corporate Lease (Yes)
Renovated in 2023



OFFERING MEMORANDUM

TEMECULA, CALIFORNIA

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ACRE
COMMERCIAL REAL ESTATE SERVICES

OFFERING SUMMARY

LOCATION

26420 Ynez Road | Temecula, CA

OFFERING SUMMARY

Price:	\$5,750,000
Current Net Operating Income (NOI) ⁽¹⁾ :	\$285,000
Current Capitalization Rate:	4.96%
Net Rentable Area:	±8,562 SF
Year Built:	2000 (RENOVATED IN 2023)
Lot Size:	1.20 Acres

LEASE TERM⁽¹⁾:

Rent Commencement ⁽²⁾ :	07/08/2023
Lease Expiration:	08/31/2038
Lease Term:	15 Years
Roof & Structure:	Tenant
Monthly Rent:	\$23,750
Annual Rent:	\$285,000
Lease Type:	Absolute NNN
Rental Increases/Options:	10% Every 5 Years/ Three - 5 Years Options

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

(2) Estimated lease commencement and expiration dates.



INVESTMENT HIGHLIGHTS

BENIHANA RESTAURANT

- New 15 Year Lease
- Renovated 2023
- Parent Company Corporately Guaranteed Lease
- 10% Increase Every 5 Years
- Benihana generates over \$314 Million In annual revenue in the U.S.
- Benihana has more 89 locations Globally
- The Temecula Benihana is a TOP performing location for Benihana nationwide, and is ranked #10 in visitation of all restaurants nationwide per Placer.ai

DIRECT ACCESS TO I-15 FREEWAY (206,618 CPD) | MAIN REGIONAL RETAIL CORRIDOR | OUTPARCEL TO PROMENADE TEMECULA SHOPPING MALL | STRONG NATIONAL CREDIT PRESENCE SURROUNDING

- Strategically located at the signalized intersection and hard corner of Winchester Road & Ynez Road which is considered “Main & Main” in Temecula.
- Visibility to 95,558 Cars on average on a daily basis with easy access to the 15 FWY (138,000 CPD).
- Outparcel to the high performing 1.2M square foot Promenade Temecula Super Regional Shopping Mall which is ranked in the Top 80% in Visitation of All Regional Malls in the U.S. with Over 8.6 Million Visits Annually.
- Surrounded by approximately 15.3 million square feet of light industrial office/warehouse and approximately 5.5 million square feet of office space between Temecula & Murrieta with access to a daytime population of approximately 88,777.
- Neighboring national/regional retailers and restaurants including Macy’s, Nordstrom Rack, JC Penny, Dicks Sporting Goods, Barnes & Noble, Apple, Lululemon, Sephora, Ulta, Costco, Total Wine, Pacific Sales, Trader Joes, Karl Strauss Brewery, Cheesecake Factory, Phil’s Barbeque, At Home, Hobby Lobby, and many more.

FEE SIMPLE OWNERSHIP | MINIMAL LANDLORD RESPONSIBILITY

- Tenant pays for property tax, insurance, CAM and all aspects of the premises
- Tenant is responsible for roof & structure
- Ideal, management-free investment for a passive investor

STRONG DEMOGRAPHICS | DIRECT RESIDENTIAL/ DAYTIME CONSUMER BASE:

- High Income Trade Area Averaging \$149,064 in a 10 mile radius
- Strong Day Time Population in a 1 mile is 13,924, jumping to 47,391 in 3 miles



SITE PLAN



AERIAL OVERVIEW



DEMOGRAPHICS

Population

1-Mile Radius	7,236
3-Mile Radius	77,171
5-Mile Radius	178,972

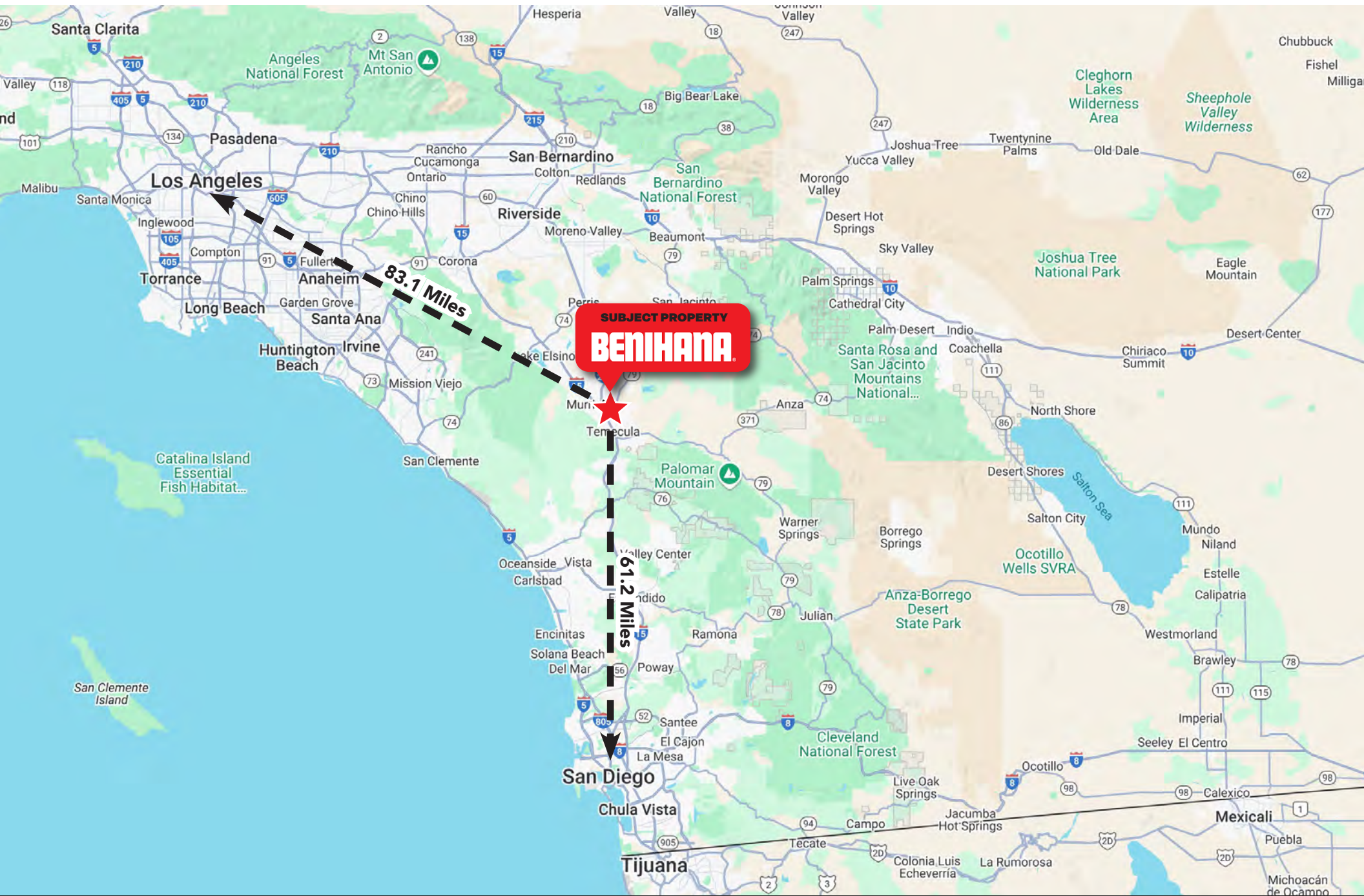
Average Household Income

1-Mile Radius	\$126,446
3-Mile Radius	\$125,609
5-Mile Radius	\$139,356

AERIAL OVERVIEW



REGIONAL MAP



TENANT PROFILE



BENIHANA

Like any good story, the history of Benihana begins with the descendent of a samurai warrior and a small Tokyo coffee shop. Just after the war, Yunosuke Aoki (a samurai descendent and popular entertainer) decided to start a coffee shop with his wife, Katsu. Wanting to offer something different than other coffee shops in the area, Yunosuke Aoki rode his bike over 20 miles to purchase real sugar to serve in his shop.

With his seed money in place, Rocky took out a loan and used it to start America's first Japanese teppanyaki restaurant on West 56th street. Named after his parents' Tokyo coffee shop, Benihana opened in 1964, featuring an authentic Japanese farmhouse interior and food prepared on steel teppanyaki grills right in front of customers. His highly trained teppanyaki chefs delighted customers with intricate knife work and theatrics. Not to mention delicious food. But it wasn't until legendary food critic Clementine Paddleford gave Benihana a rave review that the restaurant really took off, paying for itself in just six months.

Soon after, Rocky opened a second Benihana in New York and a third Benihana restaurant in Chicago. By 1972, there were six Benihana locations in the United States, with more opening every day. Sadly, Rocky Aoki died in 2008 at the age of 69. But, his legacy lives on with more than 70 Benihana restaurants in the United States, Caribbean, and Central and South America, and more than 100 million meals served.

Company Type: Privately-Held

Locations: 89 restaurant locations in 17 countries

Employees: 7,400 (2023)

Revenue: Over \$314 Million in 2023

Website: www.benihana.com

LEASE ABSTRACT

TENANT:	Benihana Restaurants, Headquarters located in Aventura, FL			
RENT COMMENCEMENT:	January 9th, 2023			
LEASE TERM:	Fifteen (15) Years			
PRIMARY TERM EXPIRATION DATE:	August 31, 2038			
RENEWAL OPTIONS:	10% Every 5 Years/Three - 5 Years Options			
ANNUAL BASE RENT:	Year 1-5: \$285,000, Year 6-10: \$313,500, Year 11-15: \$344,850			
FIRST RENEWAL TERM:	Months	Annual Rate PSF	Annual Base Rent	Monthly Base Rent
	1-60	\$44.30	\$379,335.00	\$31,611.25
SECOND RENEWAL TERM:	Months	Annual Rate PSF	Annual Base Rent	Monthly Base Rent
	1-60	\$48.73	\$417,268.50	\$34,772.37
THIRD RENEWAL TERM:	Months	Annual Rate PSF	Annual Base Rent	Monthly Base Rent
	1-60	\$53.60	\$458,995.35	\$38,249.61
PERMITTED USE:	The operation of a full-service restaurant with a Seven Day On Premises Liquor License			
MAINTENANCE, REPAIRS:	Effective as of the Possession Date, Tenant, at its cost and expense shall maintain and repair the Premises, including the structure, roof, foundation, and landscaping, in good operating condition and appearance and in compliance and consistent with all applicable Laws and the RRRs, including without limitation common areas associated with the Premises to be maintained and repaired in connection therewith under the RRRs.			
REAL ESTATE TAXES, INSURANCE & COMMON AREA COSTS:	Tenant self maintains the Property and pays all Property expenses.			
ESTOPPEL CERTIFICATE:	Ten (10) days prior written notice from Landlord.			
ASSIGNMENT & SUBLETTING:	Permitted with and without Landlord's approval under specific circumstances.			
RIGHT OF FIRST REFUSAL:	None			
SIZE:	8,562 Square Feet			
GUARANTOR:	Benihana National Corp., a Delaware corporation.			
GROSS SALES REPORTING:	Tenant shall report sales to Landlord with notice in the event of a refinance, finance or sale of the Property.			
SECURITY DEPOSIT:	None			
PREPAID RENT:	Landlord shall apply the Tenant's prepaid rent one (1) month at a time during Months 14 and 16 of the Lease Term.			

AREA OVERVIEW

TEMECULA

Temecula and Murrieta make up the “Temecula Valley Wine Country,” Southern California’s award-winning wine region centrally located within Southwest Riverside County. The two cities’ Temecula Valley is widely-recognized as the ‘jewel’ of Riverside County, conveniently located just east of Interstate 15 and within an hour’s drive from San Diego, Orange County or the Palm Springs area.

Temecula Valley’s reputation as Southern California’s wine destination makes it a prominent tourist region. The area’s idyllic hills, rolling valleys, year-round Mediterranean weather and rich architectural history are backdrops to a host of attractions: Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations.



37%

PREDICTED JOB GROWTH OVER NEXT 15 YEARS



1.4%

2024 JOB MARKET INCREASE IN RIVERSIDE



178,972

ESTIMATED POPULATION IN 5 MILE RADIUS



\$139,356

AVERAGE HOUSEHOLD INCOME IN 5 MILE RADIUS

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimate	7,236	77,717	178,972
2029 Projection	7,368	78,617	186,239
2020 Census	6,533	78,550	177,719
2024 Estimated Employees	13,924	47,397	68,653



POPULATION
(3 MILE)

77,717

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2024 Estimate	2,368	26,718	59,203
2029 Projection	2,441	27,417	62,419
2020 Census	2,208	24,837	62,419
Average Household Income	\$126,446	\$125,609	\$139,356



AVERAGE HOUSEHOLD
INCOME
(3 MILE)

\$125,609

RACE AND ETHNICITY

	1 MILE	3 MILE	5 MILE
White:	48.3%	49.6%	50.7%
Hispanic or Latino:	36.5%	37.6%	37.1%
Black or African American:	7.4%	7.2%	6.9%
Asian or Pacific Islander:	12.7%	11.7%	11.6%
American Indian or Alaska Native:	1.3%	1.2%	1.2%
Other Race:	10.7%	12.5%	11.7%



DAYTIME POPULATION
(3 MILE)

47,397



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