

SINGLE TENANT ABSOLUTE NNN LEASE

Investment Opportunity



COSTCO-ANCHORED PAD SITE | CORPORATE GUARANTEE BY GMRI INC

582 N Lone Hill Avenue
SAN DIMAS, CA



AERIAL AND PARCEL MAP



John Son

PRINCIPAL

714-564-7183

json@lee-associates.com

CA License #01069091

Dan Son

AGENT

714-315-0877

dson@lee-associates.com

Gladstone St 9,914 VPD

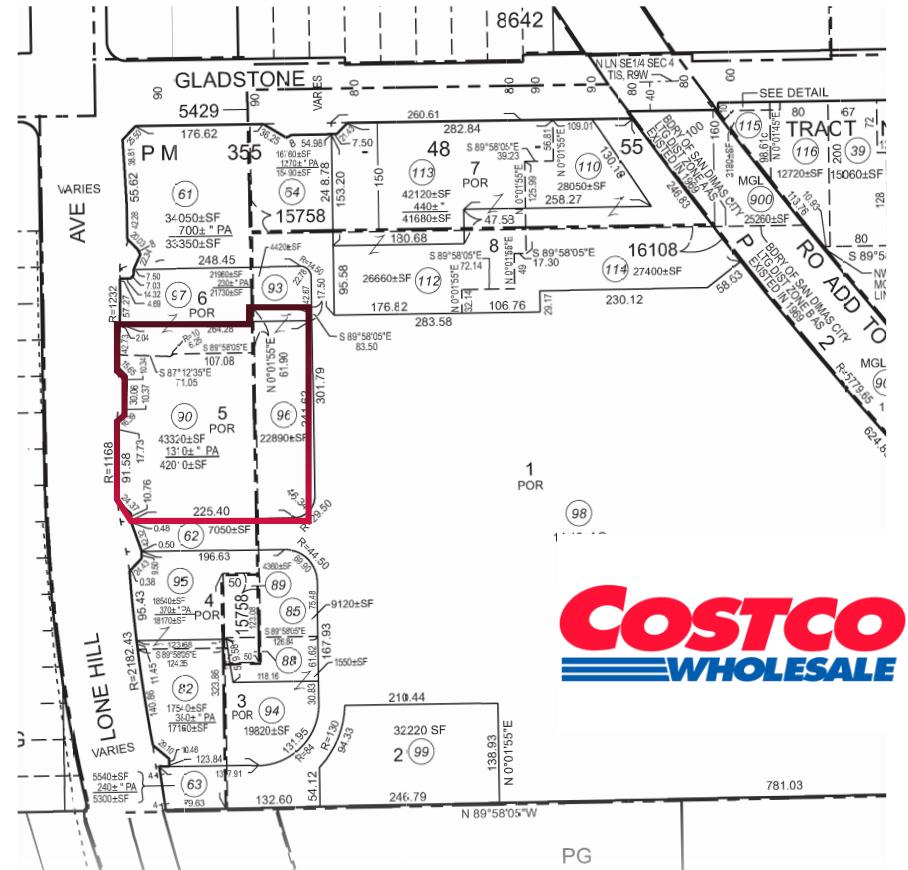
Lone Hill Ave 26,496 VPD

COSTCO
WHOLESALE

Olive
Garden

ITALIAN KITCHEN

CALIFORNIA
57



OFFERING SUMMARY



THE OFFERING

Lee & Associates - Orange is pleased to present the opportunity to acquire a single-tenant, absolute net-leased Olive Garden restaurant located in San Dimas, California. The property is situated on a pad site within a high-traffic, Costco-anchored shopping center and consists of approximately 7,437 square feet of building area on two separate parcels totaling approximately 1.51 acres of land.

The property is being offered at \$4.45 million, representing a 4.95% cap rate on \$220,000 of net operating income. The lease is corporately guaranteed by GMRI, Inc., a wholly owned subsidiary of Darden Restaurants, Inc., a publicly traded company (NYSE: DRI) with an approximate \$23 billion market capitalization.

The Olive Garden is a strong sales location, ideally positioned near the Interstate 57 and 210 Freeways and within a highly trafficked retail center featuring numerous national and major regional tenants. The property is structured as an absolute triple net lease, providing investors with zero landlord responsibilities.

This offering provides investors with passive income backed by a nationally recognized restaurant brand and a strong corporate guarantor in a prime retail location.



PROPERTY & LEASE SUMMARY

Tenant	N and D Restaurants, Inc. DBA Olive Garden
Address	582 N Lone Hill Ave, San Dimas, CA 91773
Purchase Price	\$4,450,000
Cap Rate	4.95%
Lease Expiration	May 31, 2030
Remaining Term	~4.4 Years; and Five (5) extension options of five (5) years each
In-Place NOI	\$220,627
Rental Escalations	1% annual increase
Lease Type	Absolute NNN - zero landlord responsibilities
Ownership	Fee Simple
Building SF	±7,437 SF
Lot Size	±1.51 Acres
Year Built	2012

BASE RENT SCHEDULE



Term	Year	Base Annual Rental
Initial Term (2015)	Year 1	\$ 199,731.00
	Year 2	\$ 201,728.31
	Year 3	\$ 203,745.59
	Year 4	\$ 205,783.05
	Year 5	\$ 207,840.88
	Year 6	\$ 209,919.29
	Year 7	\$ 212,018.48
	Year 8	\$ 214,138.67
	Year 9	\$ 216,280.05
	Year 10	\$ 218,442.85
Current Year	Year 11	\$ 220,627.28
	Year 12	\$ 222,833.55
	Year 13	\$ 225,061.89
	Year 14	\$ 227,312.51
	Year 15	\$ 229,585.63
First Extension Option	Year 1	\$ 231,881.49
	Year 2	\$ 234,200.31
	Year 3	\$ 236,542.31
	Year 4	\$ 238,907.73
	Year 5	\$ 241,296.81
Second Extension Option	Year 1	\$ 243,709.78
	Year 2	\$ 246,146.87
	Year 3	\$ 248,608.34
	Year 4	\$ 251,094.43
	Year 5	\$ 253,605.37
Third Extension Option	Year 1	\$ 256,141.42
	Year 2	\$ 258,702.84
	Year 3	\$ 261,289.87
	Year 4	\$ 263,902.77
	Year 5	\$ 266,541.79
Fourth Extension Option	Year 1	Fourth Extension at FMV
	Year 2	1% annual increase
	Year 3	1% annual increase
	Year 4	1% annual increase
	Year 5	1% annual increase
Fifth Extension Option	Year 1	1% annual increase
	Year 2	1% annual increase
	Year 3	1% annual increase
	Year 4	1% annual increase
	Year 5	1% annual increase



AERIAL MAP (MAJOR RETAIL STORES)



MARKET OVERVIEW

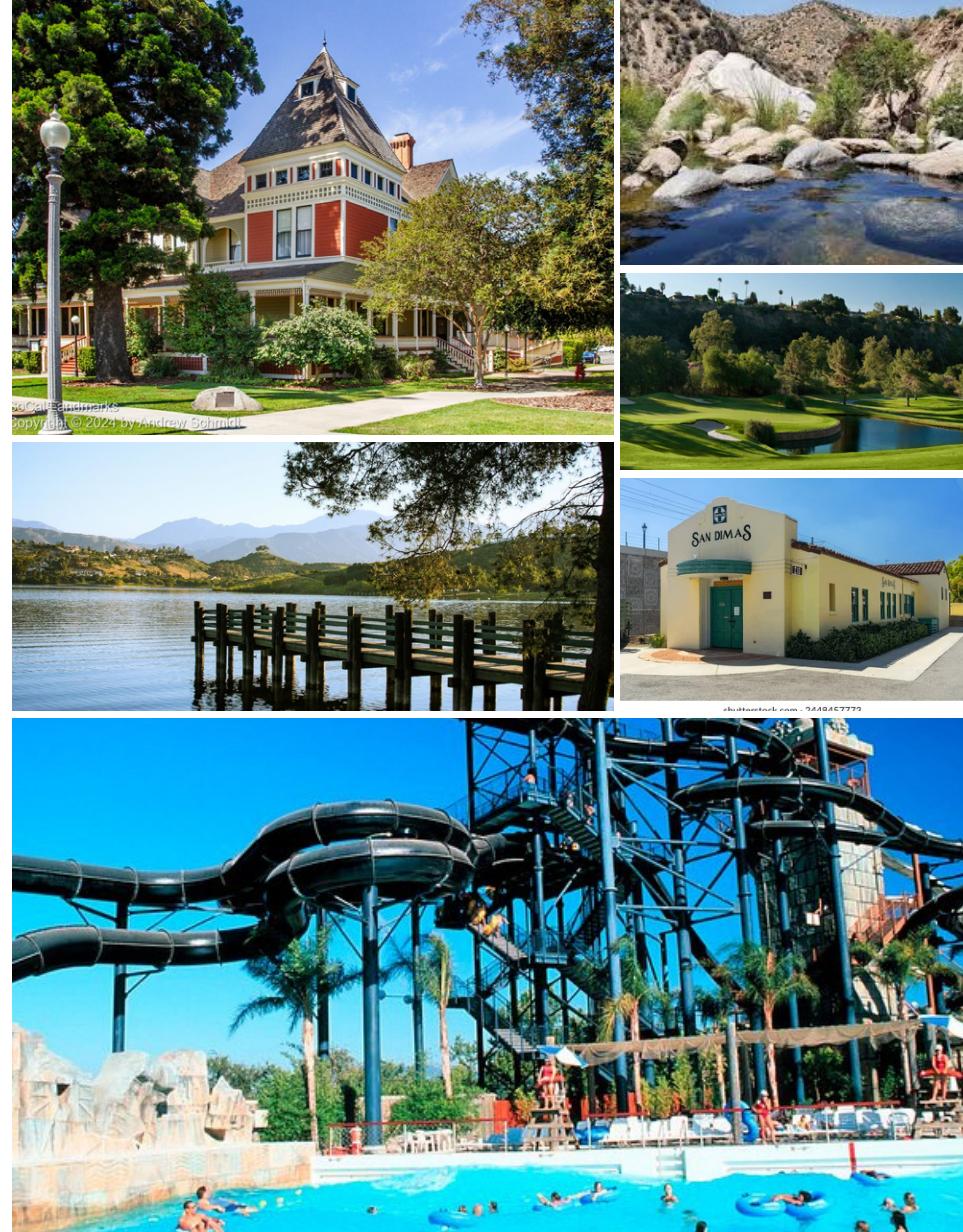


San Dimas

Strategically situated at the confluence of the I-210 and SR-57 freeways, San Dimas serves as a high-income, supply-constrained "foothill" submarket that bridges the gap between the Los Angeles and Inland Empire economies. The city's investment profile is anchored by the September 2025 completion of the Metro A Line (Gold Line) expansion, which has introduced a new transit-oriented hub to the historic Downtown district, driving increased density and retail foot traffic. With a median household income exceeding \$105,000 and a robust owner-occupancy rate of approximately 71%, the area offers a stable consumer base and a resilient rental market characterized by average monthly rents of over \$2,300. The local economy is supported by major corporate and utility headquarters, including Golden State Water and American States Utility Services, alongside unique regional destination drivers like Raging Waters LA and Bonelli Regional Park. For investors, San Dimas represents a low-volatility "buy-and-hold" environment where rising median home values (now surpassing \$900,000) and limited developable land create high barriers to entry and sustained long-term appreciation. across retail, multifamily, and industrial sectors.

Demographics

	2 Mile	5 Miles	10 Miles
2024 Population	55,134	279,703	1,064,415
2024 Households	18,870	89,343	303,915
Avg. HH Income	\$122,562	\$112,524	\$100,237
Median HH Income	\$101,040	\$89,561	\$87,290



TENANT OVERVIEW



Founded
1982

Locations
950+

Revenue
\$5.2B

Olive Garden is the leading restaurant in the Italian dining segment with more than 950 restaurants, more than 99,000 employees and more than \$5 billion in annual sales. Keeping with modern-day Italian traditions, Olive Garden is expanding its menu to provide more choices, variety and better-for-you options. Olive Garden prepares its food with fresh ingredients presented simply with a focus on flavor and quality that is uniquely Italian.



GMRI, Inc. is a wholly-owned subsidiary of Darden Restaurants, Inc. (NYSE: DRI) and serves as the primary operating entity for Olive Garden restaurants. Darden owns and operates more than 2,100 restaurants across the United States and Canada under its portfolio of recognizable full-service brands, including Olive Garden, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Yard House, Ruth's Chris Steak House, The Capital Grille, Seasons 52, Eddie V's, Bahama Breeze, Chuy's, and The Capital Burger.

N and D Restaurants, Inc. is an operating entity associated with Olive Garden restaurants and is identified as a subsidiary (or related operating LLC) under Darden Restaurants, Inc. (NYSE: DRI), the parent company of Olive Garden and other full-service restaurant brands. As part of the Darden corporate structure, N and D Restaurants operates Olive Garden locations and supports daily restaurant operations on behalf of the brand.



EXCLUSIVELY LISTED BY

John Son

PRINCIPAL

714-564-7183

json@lee-associates.com

CA License #01069091

Dan Son

AGENT

714-315-0877

dson@lee-associates.com

CA License #02078285



ALL INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED BY SELLER, BUT HAS NOT BEEN INDEPENDENTLY VERIFIED BY LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. - ORANGE, INC. PROSPECTIVE BUYERS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION COMMUNICATED BY THESE SOURCES.