

**FOR SALE
YOSHIHARU RAMEN PORTFOLIO**

INDIVIDUAL UNITS AVAILABLE



INTRODUCTION

California Bridge Realty is pleased to exclusively present the opportunity to acquire twelve (12) operating Yoshiharu Restaurant locations and one (1) additional location currently under development, totaling thirteen (13) locations throughout Southern California.

All operating locations have been owned and operated as company-operated (corporate-owned) stores by the current ownership since their inception. Upon closing, the buyer will obtain full ownership of the Yoshiharu brand and all associated intellectual property and operational rights, and will directly operate all locations.



ABOUT YOSHIHARU

Ramen's origins in Japan trace back to the Meiji Period in 1868, when the dish began gaining widespread popularity. While a ramen-style noodle dish was served by Yowaken in 1884, it was Rairaiken, established in Tokyo in 1910, that is widely recognized as Japan's first dedicated ramen shop. Rooted in this long-standing culinary tradition, Yoshiharu Ramen was founded with the mission of delivering authentic Hokkaido-style ramen through a modernized Japanese dining experience.

Yoshiharu opened its flagship restaurant in Orange, California in 2016, quickly earning recognition for its authenticity and quality. Within six months of its debut, Yoshiharu was recognized as one of Southern California's leading ramen restaurants and was awarded the Orange County Register's #1 Ramen Noodle Restaurant distinction.

Building on this early success, Yoshiharu has grown into a fast-expanding Japanese restaurant operator, specializing in traditional ramen while continuously refining its operational platform and guest experience. Today, the brand continues to expand across Southern California, remaining committed to consistency, authenticity, and delivering a high-quality, scalable restaurant concept rooted in Japan's rich ramen heritage.



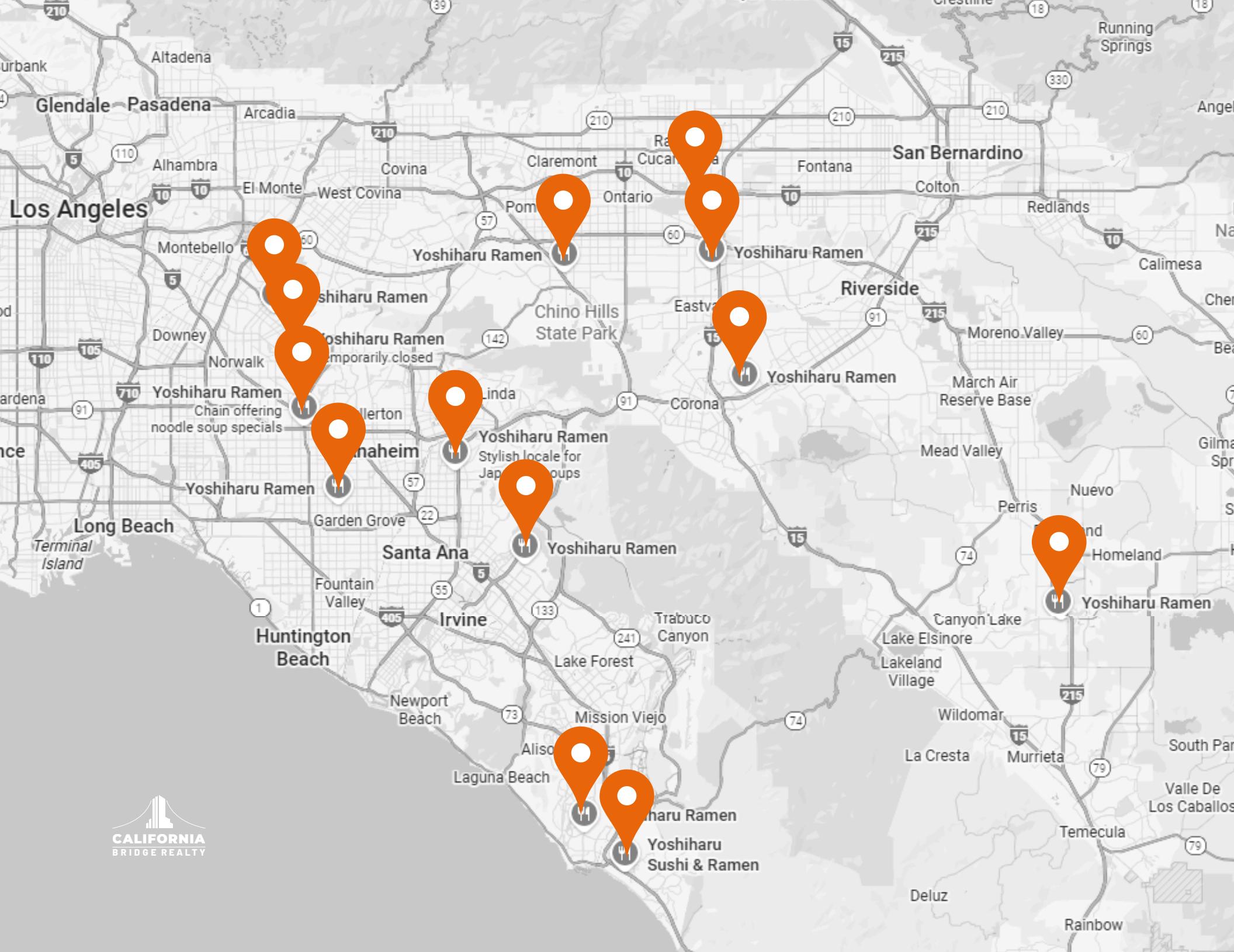


YOSHIHARU RAMEN PORTFOLIO

A rare chance to acquire twelve (12) operating Yoshiharu Ramen locations and one (1) additional location currently under development, situated across some of Southern California's strongest retail and residential corridors.

Each operating unit delivers consistent sales, streamlined operations, and a brand identity recognized throughout the region's fast-casual landscape. The portfolio allows an investor to step into immediate operational scale without building stores from scratch.







2016

FLAGSHIP STORE LAUNCHING
SERVING PREMIUM RAMEN

13

RESTAURANTS
ACROSS SOUTHERN CALIFORNIA

#8

RANKING IN RAMEN FRANCHISE
BY TRUSTED REVIEWERS

8,000,000

SERVED BOWL
FOR THOSE WHO LOVE YOSHIHARU





LOCATION	ASKING PRICE	SQFT	RENT	LEASE EXPIRATION DATE	OPTION	SEATING CAPACITY
CHINO	\$200,000	1,800	\$8,383.00	JAN. 2028	(TWO) 5 YEARS	46
EASTVALE	\$200,000	1,493	\$11,486.44	APR. 2030	(TWO) 5 YEARS	39
CORONA	\$200,000	1,925	\$7,872.13	APR. 2033	(TWO) 5 YEARS	60
LA MIRADA	\$200,000	1,500	\$5,435.91	APR. 2030	(ONE) 5 YEAR	-
BUENA PARK	\$200,000	1,100	\$7,578.51	HOLDOVER	N/A	43
GARDEN GROVE	\$200,000	1,668	\$8,886.96	JAN. 2033	(TWO) 5 YEARS	48
LAGUNA NIGUEL	\$200,000	1,557	\$8,831.55	FEB. 2034	(TWO) 5 YEARS	40
SAN CLEMENTE	\$200,000	2,154	\$10,942.33	OCT. 2034	(ONE) 5 YEAR	46



LOCATION	ASKING PRICE	SQFT	RENT	LEASE EXPIRATION DATE	OPTION	SEATING CAPACITY
WHITTIER	TBD	2,000	-	SEP. 2026	(TWO)5 YEARS	49
ORANGE	TBD	1,600	-	APR. 2028	(ONE)5 YEAR	38
IRVINE	TBD	1,420	-	JUL. 2031	(ONE)5 YEAR	44
MENIFEE	TBD	1,800	-	DEC. 2032	(TWO)5 YEARS	57
ONTARIO	TBD	2,583	-	-	(TWO)5 YEARS	-





RACHAEL YUN | PRESIDENT OF CALIFORNIA BRIDGE REALTY

Rachael Yun is a Commercial Investment Sales Broker who partners with clients to deliver insightful strategies and creative solutions that help investors maximize the value of their real estate holdings. California Bridge Realty is a premier Southern California-based real estate advisory and investment services firm, specializing in the acquisition, disposition, and management of high-performing commercial and restaurant properties.



STEPHEN KIM | BROKER ASSOCIATE

Stephen Kim, Broker Associate at California Bridge Realty, helps clients achieve the highest and best return on their real estate investments. He works closely with investors and business owners to identify opportunities, structure transactions, and implement strategies that maximize both short-term performance and long-term value.



DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and California Bridge Realty. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner nor California Bridge Realty, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or California Bridge Realty. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or California Bridge Realty. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to California Bridge Realty.

DISCLAIMER

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