

BJ's[®]

**RESTAURANT
BREWHOUSE**

Pad to
**WALMART
SUPERCENTER**

Walmart 

ABSOLUTE NNN CORPORATE GROUND LEASE / NEW CONSTRUCTION / I-5 ADJACENT (110,000 CPD)



OFFERING MEMORANDUM
VICTORVILLE, CALIFORNIA





OFFERING MEMORANDUM VICTORVILLE, CALIFORNIA

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EXCLUSIVELY LISTED BY:

Paul Park

Managing Director
paulsoopark@gmail.com
213.792.4282
DRE #01281639

Kyle Yi

Realtor®
kyleyirealty@gmail.com
213.554.9112
DRE #02178962

OFFERING SUMMARY

BJ'S RESTAURANT & BREWHOUSE

LOCATION

BJ's Restaurant & Brewhouse (Ground Lease)
11600 Amargosa Road
Victorville, CA 92392

OFFERING SUMMARY

Price:	\$4,750,000.00
Current Net Operating Income (NOI):	\$166,980.00
Current Capitalization Rate:	3.51%
Price per Square Foot:	\$659.00
Net Rentable Area:	7,200
Year Built:	2016
Lot Size (Acres):	1.36

LEASE TERMS (1)

Lease Commencement:	2/15/2016
Lease Expiration:	2/29/2036
Guarantor:	BJ's Restaurants, Inc.
Lease Type:	Absolute NNN Ground Lease
Roof & Structure:	Tenant Responsibility
Current Monthly Rent:	\$13,915 (\$1.93/sf)
Current Annual Rent:	\$166,980 (\$23.19/sf)
Rental Increase:	CPI (10% Max) Every 5 Years (March 2026)
Renewal Options:	Three 5-Year @ CPI (10% Max) Each Option

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



INVESTMENT HIGHLIGHTS

BJ'S RESTAURANT & BREWHOUSE



- **Single-Tenant BJ's Restaurant & Brewhouse:**

- Absolute NNN ground lease; zero landlord responsibilities
- 10 years remaining on initial 20-year lease
- Rent increases every 5 years
- Corporate guaranteed lease (NASDAQ: BJRI)
- 2016 construction; new BJ's Restaurant & Brewhouse prototype and has been exceeding sales expectations (contact broker for more information)
- BJ's Restaurants, Inc. owns and operates 209 restaurants in 29 states

INVESTMENT HIGHLIGHTS

BJ'S RESTAURANT & BREWHOUSE



• High-Growth Victor Valley Trade Area

- Victor Valley trade area serves **629,000+ residents**, with Victorville as the primary retail hub
- **15,000+ planned residential units** throughout the region
- Strong housing development driven by migration from **Los Angeles and Inland Empire markets**
- Victorville population has grown significantly since the mid-2000s, supporting continued retail demand

• Southern California – Las Vegas High-Speed Rail Hub

- Brightline West high-speed rail project connecting Las Vegas and the Inland Empire, with a station serving the Victor Valley region
- Approximately **218-mile all-electric rail line** with speeds up to **200 mph**
- **Estimated \$21+ billion infrastructure project** currently under development
- Future connectivity planned to the greater Los Angeles region via regional rail links

• Dominant Retail Trade Area

- Strategically located in Victorville's primary retail corridor at **I-15 and Bear Valley Road**
- Surrounded by major national retailers and restaurants including **Starbucks, Pieology Pizzeria, Ono Hawaiian BBQ, Nekter Juice Bar, Cracker Barrel, and The Habit Burger Grill**
- Nearby big-box and regional anchors include **Walmart, Kohl's, Lowe's, and the Mall of Victor Valley**
- High-traffic retail node with **98,000+ vehicles per day on Interstate 15**

HIGH-SPEED RAIL HUB

BJ'S RESTAURANT & BREWHOUSE



Southern California–Las Vegas High-Speed Rail Hub (Victorville)

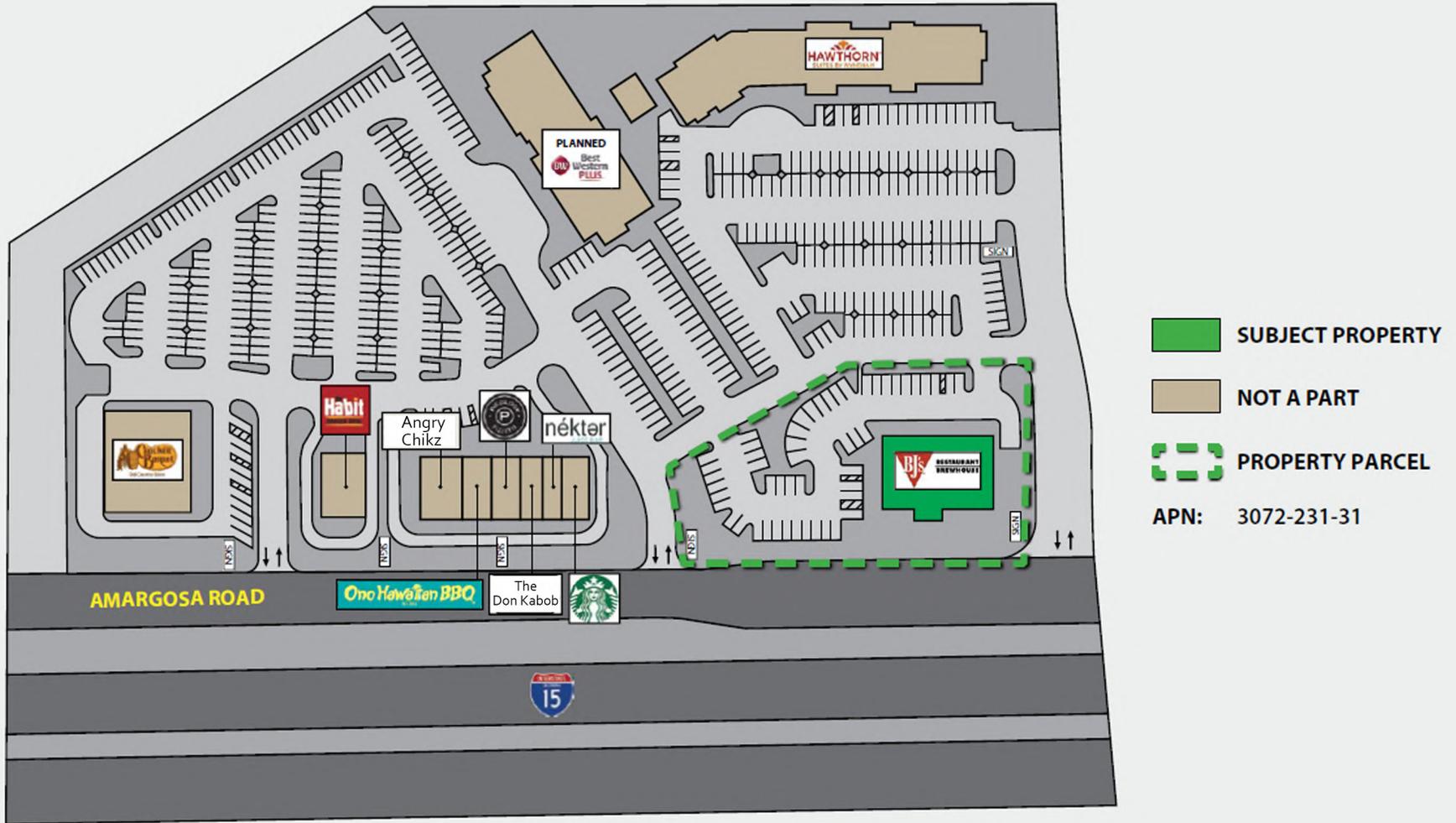
Anticipated for completion in late 2029, the Brightline West high-speed rail project is a major infrastructure catalyst connecting Southern California to Las Vegas. The Victor Valley Station in Victorville will serve as the primary regional hub, driving increased connectivity, tourism, and economic activity.

The subject property is strategically located within a dominant retail corridor near the planned station, well-positioned to capture both existing consumer demand and future increases in traffic generated by the rail system. This convergence of infrastructure investment and regional growth enhances the asset's long-term value and investment appeal.

Artist Rendering – For Illustrative Purposes Only. Not an exact representation of final design or conditions.

SITE PLAN / PARCEL MAP

BJ'S RESTAURANT & BREWHOUSE



AERIAL OVERVIEW

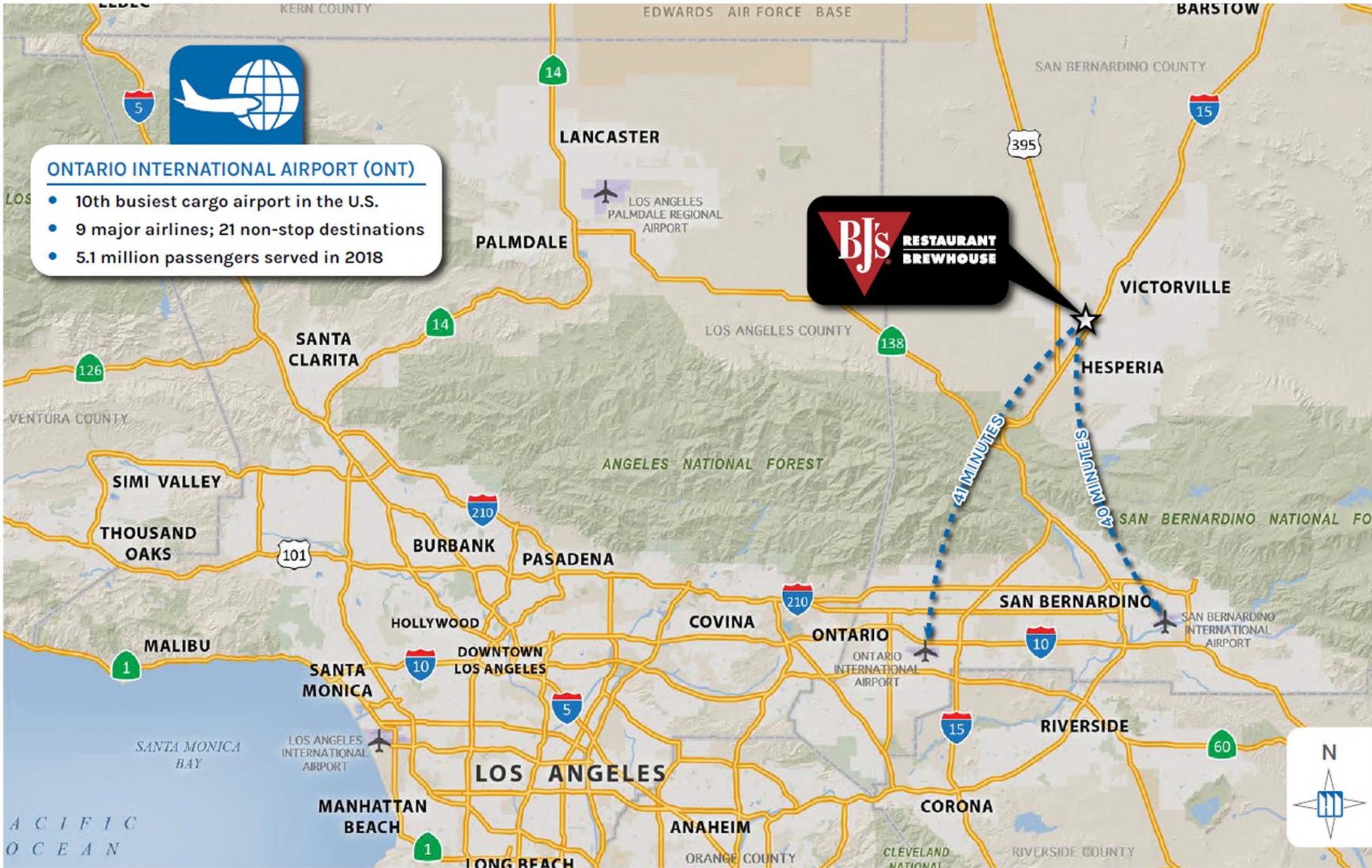
BJ'S RESTAURANT & BREWHOUSE

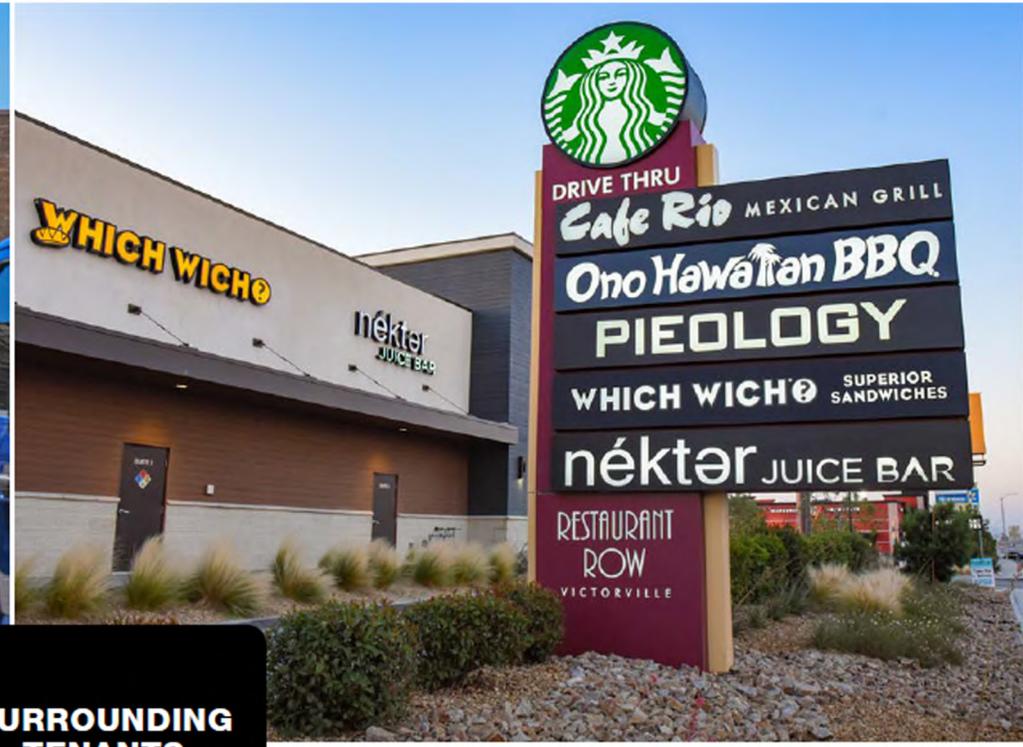


Bear Valley Road is Victor Valley's main east/west thoroughfare that connects surrounding cities to the I-15 Freeway

REGIONAL MAP

BJ'S RESTAURANT & BREWHOUSE





BJ's SURROUNDING TENANTS
— NOT A PART —



REDPOINT REALTY

CONFIDENTIALITY AGREEMENT

BJ'S RESTAURANT & BREWHOUSE

THIS OFFERING HAS BEEN PREPARED SOLELY FOR INFORMATIONAL PURPOSES. IT IS DESIGNED TO ASSIST A POTENTIAL INVESTOR IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE SUBJECT PROPERTY. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE REALTOR OR BY THE SELLER. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN THE INFORMATION AND IS SUBJECT TO MODIFICATION OR WITHDRAWAL. THE CONTENTS HEREIN ARE CONFIDENTIAL AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT. INTERESTED BUYERS SHOULD BE AWARE THAT THE SELLER IS SELLING THE PROPERTY "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. PRIOR TO AND/OR AFTER CONTRACTING TO PURCHASE, AS APPROPRIATE, BUYER WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT AND INVESTIGATE THE PROPERTY AND ALL IMPROVEMENTS THEREON, EITHER INDEPENDENTLY OR THROUGH AGENTS OF THE BUYER'S CHOOSING. THE SELLER RESERVES THE RIGHT TO WITHDRAW THE PROPERTY BEING MARKETED AT ANY TIME WITHOUT NOTICE, TO REJECT ALL OFFERS, AND TO ACCEPT ANY OFFER WITHOUT REGARD TO THE RELATIVE PRICE AND TERMS OF ANY OTHER OFFER. ANY OFFER TO BUY MUST BE: (I) PRESENTED IN THE FORM OF A NON-BINDING LETTER OF INTENT; (II) INCORPORATED IN A FORMAL WRITTEN CONTRACT OF PURCHASE AND SALE TO BE PREPARED BY THE SELLER AND EXECUTED BY BOTH PARTIES; AND (III) APPROVED BY SELLER AND SUCH OTHER PARTIES WHO MAY HAVE AN INTEREST IN THE PROPERTY. NEITHER THE PROSPECTIVE BUYER NOR SELLER SHALL BE BOUND UNTIL EXECUTION OF THE CONTRACT OF PURCHASE AND SALE, WHICH CONTRACT SHALL SUPERSEDE PRIOR DISCUSSIONS AND WRITINGS AND SHALL CONSTITUTE THE SOLE AGREEMENT OF THE PARTIES. PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE PROPERTY AND ALL OTHER EXPENSES, PROFESSIONAL OR OTHERWISE, INCURRED BY THEM.

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