

# FOR SALE STNL DRIVE-THRU



## Contact Information

**MARTIN F. ALFARO**  
Associate Vice President  
Direct (619) 252-2452  
Martin@PacificCoastCommercial.com  
Lic. 01230078

Office (619) 469-3600  
10721 Treena St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

- Long Tenured Wienerschnitzel
- Corporate Guaranteed Base Rent Plus Percentage Rent Income Affords Always Receiving Market Rent
- Two Years Remaining On Existing Option With One 5 Year Renewal Option
- \$85,952 Income for Year Thru 10/31/2024
- **Sale Price: \$1,675,000 (5.13% CAP)**

## The OPPORTUNITY

- Operating as a Wienerschnitzel since 1991
- Primary Street Traffic: Over 19,000 vehicles per day
- Posted Speed Limit: 35 mph
- Traffic lanes: Five including One middle designated turn lane; no medians
- High visibility with breaks in traffic
- 2 curb cuts off primary street and one curb cut from side street
- Near side of signalized intersection
- Adjacent to corner property which is an off-name gas station / service station / car wash

## POPULATION

37,639  
1 Mile

98,812  
2 Mile

187,284  
3 Mile

451,620  
5 Mile



Daily Employed  
102,800+  
3 Mile



Food & Beverage  
\$1.3 Billion+  
Spent Annually  
5 Mile

- Site Size: 75' frontage x 160' deep + 65' x 25' connected to rear of lot
- Visibility: At least 500 feet visibility to the street signage and building
- High visibility building signage - Walkability score 78
- Median Household Income: Market's median HH income \$57,231 within 5 miles
- Trade Area Drivers: Walmart SuperCenter, Social Security Administration, Postal Office, Nassco Ship Yard, National City Golf Course, and within 5 miles of Largest Naval Station on the West Coast.
  - ⇒ Walmart SuperCenter .5 miles away
  - ⇒ Plaza Towne Shopping Center is .8 miles away
  - ⇒ South Bay Plaza is .7 miles away
  - ⇒ Surrounded by various national food retailers including 1/2 block from Jack in the Box, El Pollo Loco, McDonalds



*Disclaimer: All information provided regarding the property information and income is deemed reliable but is not guaranteed. Potential buyers or tenants are encouraged to independently verify all details, to ensure the property meets their specific requirements.*



## The World's Largest Hot Dog Chain with over 50 years of proven success

Wiener Schnitzel was **founded in 1961 by John Galardi** in Southern California, initially starting as a small hot dog stand. The name was inspired by the German dish "**Wiener Schnitzel**," though the menu focused primarily on hot dogs. The chain rapidly gained popularity, becoming known for its distinctive offerings, particularly the chili dog and the famous secret-recipe chili that would come to define the brand.

By the 1970s, Wiener Schnitzel began expanding its franchise model, leading to significant growth across the western and southwestern United States. The brand maintained a family-oriented ethos and continued to innovate its menu, adding items such as corn dogs and burgers, alongside its classic hot dogs.

Today, Wiener Schnitzel is recognized as the world's largest hot dog chain, with over 340 locations and plans for further expansion. The company continues to uphold its legacy of serving delicious fast food while actively engaging with the communities it serve



**340** Franchised locations across 11 U.S. states, including California, Texas, Arizona, Colorado, Nevada, New Mexico, Utah, Washington, Louisiana, Idaho, and Illinois



**40** More units in development, both domestically and internationally, including expansion efforts in states like Idaho and Arkansas



**50** Menu includes a variety of hot dogs, corn dogs, burgers, fries, snacks like Chili Cheese Fries, Taste Freez soft serve treats, combo meals, and kids' options



Serves over **120 million** hot dogs annually

**Disclaimer:** All information provided regarding the property is deemed reliable but is not guaranteed. Potential buyers or tenants are encouraged to independently verify all details, to ensure the property meets their specific requirements.

