



GOMEZGROUP

Yoshinoya

**New Construction
Absolute NNN QSR**

1821 N Long Beach Blvd
Compton, CA 90221
(Los Angeles MSA)





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Yoshinoya

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DEMOGRAPHICS

Yoshinoya

1821 N Long Beach Blvd
Compton, CA 90221



GOMEZGROUP

Year Built:

2025

Land:

0.45 Acres
(19,750 SqFt)

Bldg:

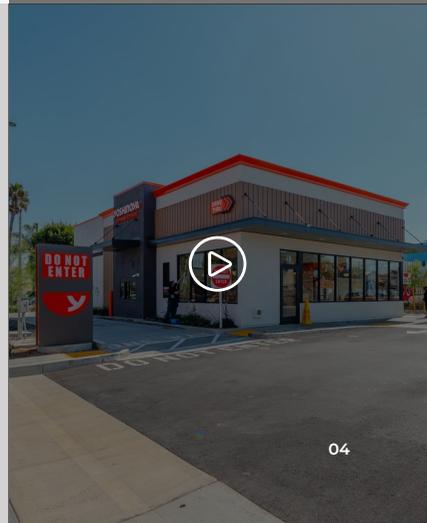
2,113 SqFt

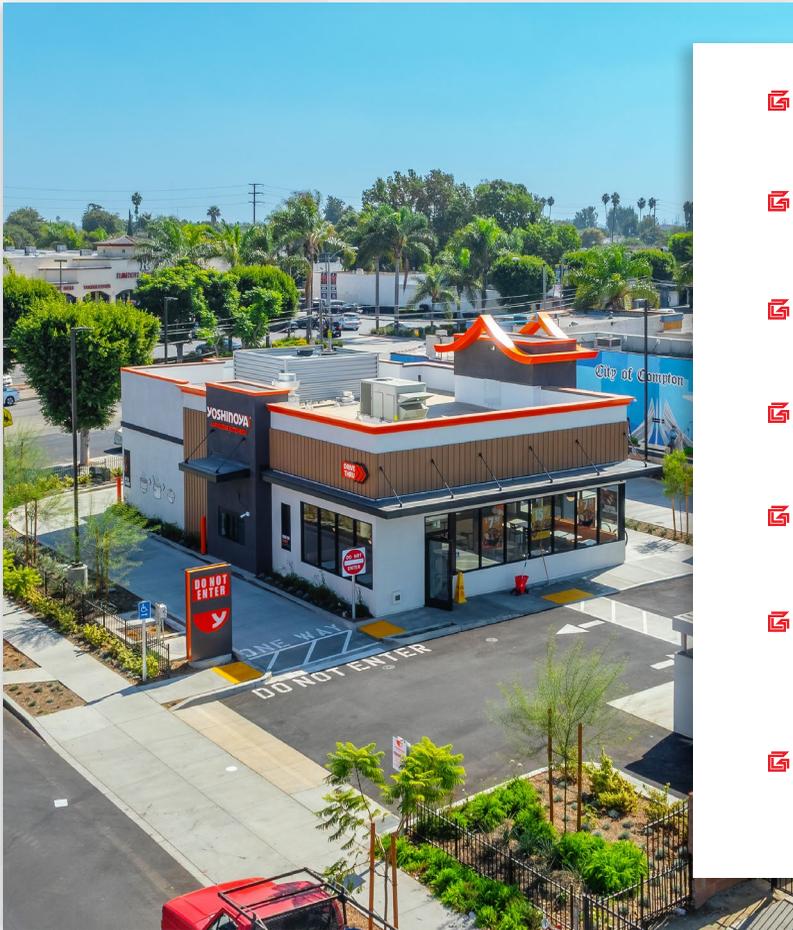
Frontage:

105.35' on N Long
Beach Blvd

Parking:

18 Parking Spaces





- ❑ Absolute NNN Ground Lease with Corporate Guaranty
- ❑ 15-Year Lease with Four 5-Year Renewal Options
- ❑ Located in an Opportunity Zone, Offering Tax-Advantage Benefits
- ❑ Brand New Construction with Drive-Thru; Opened September 2025
- ❑ Strong Brand Recognition; +2,200 Locations Globally
- ❑ Los Angeles MSA, One of the Nation's Largest Economies with 12.9MM Residents
- ❑ High Density Area with a Population of +312,100 and Avg HHI of +\$75,300 in 3 Mile Radius

- ❑ Strategically Placed at a Hard Corner with Excellent Visibility and 180 Degree Frontage
- ❑ High Accessibility to I-105 (233,000 VPD) and I-710 (227,000 VPD), Major East/West and North/South Thoroughfares
- ❑ Directly Across from Walmart Supercenter, Over 2.7MM Annual Visits per Year, per Placer.ai
- ❑ Surrounded by National and Regional Retailers
- ❑ 10 Miles from Hollywood Park, a 300-Acre Sports and Entertainment Destination Including Sofi Stadium, Kia Forum and Intuit Dome

[▶ WATCH PROPERTY VIDEO](#)







YOSHINOYA
JAPANESE BURGERS

DRIVE THRU

DO NOT ENTER



DO NOT ENTER

DRIVE THRU



DALE'S

COMPTON HIGH SCHOOL





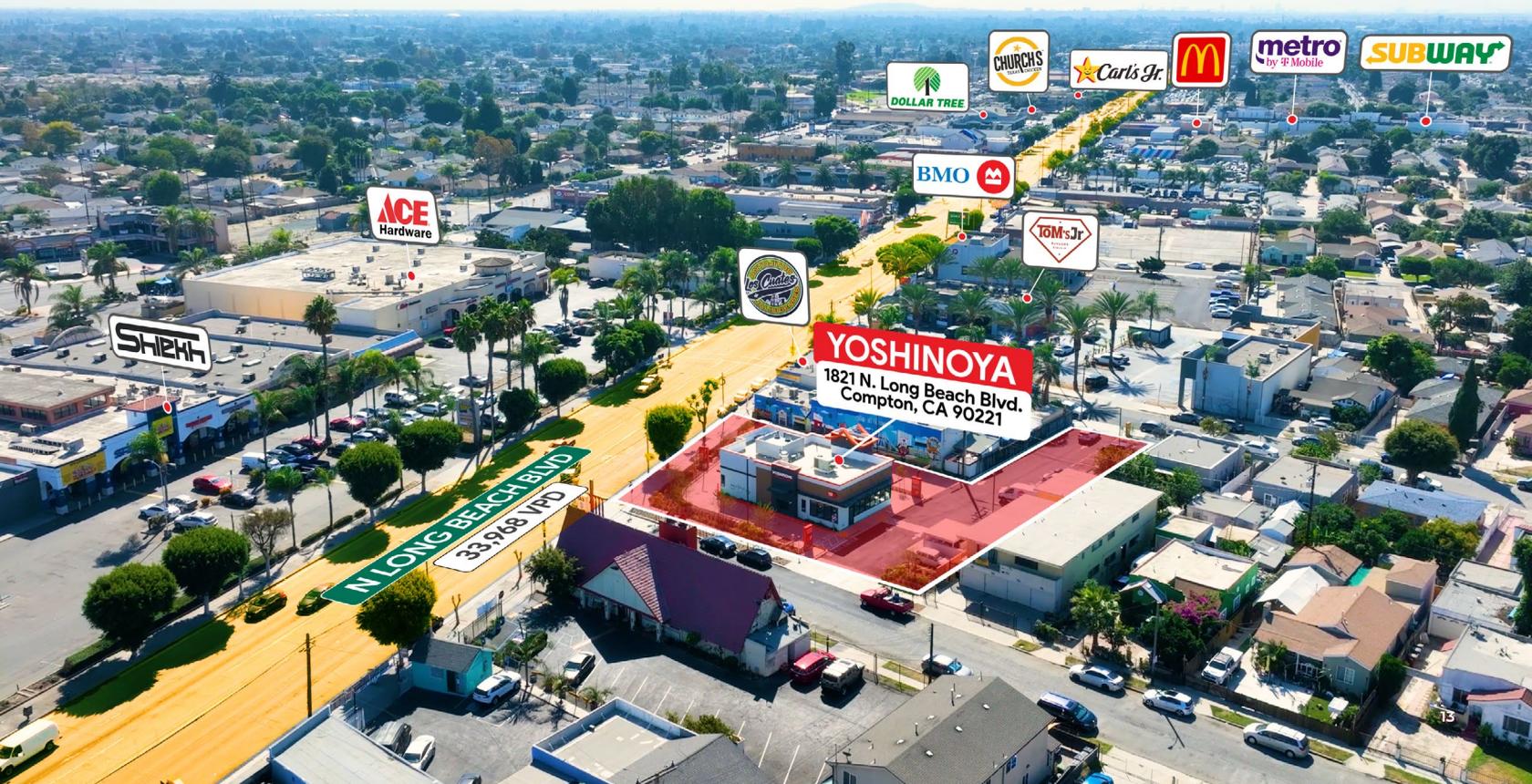
ADESA

CARNITAS
EL TIO

10







SUBWAY

metro
by 4 Mobile



Carl's Jr.

CHURCH'S
FRESH START

DOLLAR TREE

BMO

TOM'S Jr.



YOSHINOYA
1821 N. Long Beach Blvd.
Compton, CA 90221

ACE
Hardware

SHIBUH

N LONG BEACH BLVD
33-968 VPD



1 MILE; OPENED
SEPT. 2025



YOSHINOYA
1821 N. Long Beach Blvd.
Compton, CA 90221



33,968 VPD
N LONG BEACH BLVD





1 Mile
Opened
September
2025



0.8 Miles
Approx.
±1,882 Students



1.7 Miles
Approx.
±449 Students



1 Mile
Approx.
±568 Students



0.5 Miles
Approx.
502 Students



1.5 Miles
Approx.
480 Students



1.5 Miles
Approx.
480 Students



0.9 Miles
Approx.
785 Students



(227,000 VPD)



(233,000 VPD)



ALAMEDA ST. W. (123,456 VPD)

N. SANTA FE AVE. (172,021 VPD)

ATLANTIC AVE.

E. ROSECRANS AVE. (37,842 VPD)

N. LONG BEACH BLVD. (53,968 VPD)

N. BULLS RD. (10,334 VPD)

COMPTON BLVD. (19,566 VPD)

N. WILLOW BROOK AVE.

WILLOWBROOK

RENAISSANCE PLAZA
planet fitness
Foot Locker
Pizza Hut
SUPERIOR GROCERS
CHASE
locker
cricket wireless
Burlington
IHOP
TACO BELL

Jack
in the box

McDonald's

Freeway INSURANCE
DOLLAR TREE
locker
Heavenly Kids Dental

CHURCH'S
TOSHI & CO. RESTAURANT

SUBWAY

Shell

Carl's Jr.

COMPTON
BIBO

THE SHOP
AUTO CARE

ARCO

HABACHI HANA
GRILL

ihop
TACO BELL

SCHOOL OF VISUAL
ARTS & DESIGN

PATRIA
COFFEE ROASTERS
ESR

COMPTON TOWN CENTER
BURGER KING
CVS pharmacy & Smart & Final.
BIG 5 DISCOUNTS
dd's DISCOUNTS
O'Reilly AUTO PARTS
DOLLAR TREE
ROSS

BAR-B-Q
RESTAURANT

WINDMILLS GARDEN
COUNSELING CENTER

UNION
BATTERIES

Shin
KITCHEN

SMILES
DENTAL

NORTHGATE MARKET

AutoZone



LOS ANGELES ZOO
18.9 Miles
Over 1.5MM Annual Visitors



LOS ANGELES INTERNATIONAL AIRPORT
12.9 Miles
Approx. 76.5MM Annual Passengers



CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS
5.3 Miles
±18,000 Average Annual Student Enrollment



YOSHINOYA
1821 N. Long Beach Blvd.,
Compton, CA 90221

233,000 VPD

227,000 VPD



LONG BEACH AIRPORT
9.3 Miles
Approx. 3MM Annual Passengers



CALIFORNIA STATE UNIVERSITY LONG BEACH
12.2 Miles
Over 41,000 Average Annual Student Enrollment



Lease Type

Absolute NNN Ground Lease

Lease Guarantor

Yoshinoya America Inc., a Delaware Corporation DBA Yoshinoya Restaurants®

Rent Commencement Date

December 1, 2025

Lease Expiration Date

November 30, 2040

Term Remaining on Lease

±15 Years

Options

Four 5-Year

Increases

**10% Increase Every 7.5 Years in Initial Term,
10% Increase Every 5 Years in Options**



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Yoshinoya	ABSOLUTE NNN GROUND LEASE	2,113	04/01/2025	11/30/2040	\$205,000	\$97.02	\$225,500	06/16/2033	FOUR 5-YEAR WITH 10% INCREASE EVERY 5 YEARS

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	12/01/2025 – 06/15/2033	\$17,083	\$205,000
	06/16/2033 – 11/30/2040	\$18,791	\$225,500
	12/01/2040 – 11/30/2045 (OPTION 1)	\$20,708	\$248,050
	12/01/2045 – 11/30/2050 (OPTION 2)	\$22,737	\$272,855
	12/01/2050 – 11/30/2055 (OPTION 3)	\$25,011	\$300,141
	12/01/2055 – 11/30/2060 (OPTION 4)	\$27,512	\$330,155

NOI
\$205,000



Cap Rate
5.50%



Price
\$3,727,000



Price/ft Land
\$188.71





YOSHINOYA®

Yoshinoya, a pioneering Japanese fast-food brand, was established in 1899 by Eikichi Matsuda at Tokyo's Nihonbashi Fish Market. Renowned as the world's oldest fast-food chain specializing in rice bowls, its hallmark dish is gyudon—beef simmered with onions over rice. The company made its U.S. debut in 1975 in Denver and has since built a strong presence, particularly in California. Yoshinoya Holdings Co., Ltd., which oversees the brand, is listed on the Tokyo Stock Exchange under the ticker 9861.T. Its American arm, Yoshinoya America, operates over 100 outlets, including 70 directly owned locations, contributing to a global network of more than 2,200 stores in Japan, China, Shanghai, Taiwan, Hong Kong, Singapore, and Philippines. Yoshinoya America has outlined an ambitious growth strategy to double its footprint over the next five years, targeting expansion into states beyond its current California base. As part of this forward-looking vision, the company appointed Paul Nishiyama—formerly Chief Operating Officer of Better Buzz Coffee—as its new President, effective June 1, 2025.



LOCATIONS
+2,200 Globally



YOSHINOYA HOLDINGS
2025 TOTAL NET SALES
¥204,983MM



YOSHINOYA AMERICA
2025 EMPLOYEES
Approx. 665-771



WEBSITE
www.yoshinoyaamerica.com



YOSHINOYA AMERICA
HEADQUARTERS
Torrance, CA

COMPTON, CALIFORNIA

Compton, situated in the Gateway Cities region of southern Los Angeles County, is part of the expansive Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, which had a total population of approximately 12.9MM in 2024. The city itself is home to around 91,100 residents and is widely recognized for its influential role in hip-hop culture, having produced iconic artists such as Dr. Dre and Kendrick Lamar. The city's economy is anchored by its industrial and logistics hubs—warehouse and distribution complexes serving the nearby ports of Los Angeles and Long Beach—alongside expanding commercial real estate, vibrant retail corridors such as Compton Boulevard, and a growing small-business ecosystem. Key industries include manufacturing, transportation, and logistics, with major employers such as Kaiser Permanente, Target, Gap, FedEx, Amazon, and McDonald's. Its strategic location offers direct access to major freeways, regional rail lines, and port facilities of Long Beach and Los Angeles, positioning Compton as a critical node in Southern California's supply chain and economic landscape.

[▶ WATCH PROPERTY VIDEO](#)

LOS ANGELES, CALIFORNIA

Los Angeles, California, is a vast and dynamic urban center with a population exceeding 3.8MM. As the second-largest metropolitan economy in the United States, Los Angeles contributes nearly 4% to the national GDP and supports a wide spectrum of industries. The city is renowned for its iconic neighborhoods, cultural landmarks, scenic coastline, and globally integrated infrastructure, attracting nearly 50MM visitors annually. Its economy thrives on entertainment, international trade, aerospace, technology, logistics, and healthcare, generating an **annual output of \$80B—ranking 19th globally if considered an independent nation**. Major infrastructure projects, including the expansion of the Port of Los Angeles and upgrades at LAX and Hollywood Burbank Airport, are reshaping regional mobility.

The city's major employers include institutions such as USC, Kaiser Permanente, Google, Amazon, Walt Disney Co., LAUSD, and Northrop Grumman. It is home to seven Fortune 500 companies and one Fortune 100 firm. Accolades include being the #1 most populated U.S. city (U.S. Census Bureau), #2 best county in California and the U.S. for outdoor activities (Niche), and #3 in healthcare quality nationwide (Sperling's BestPlaces).

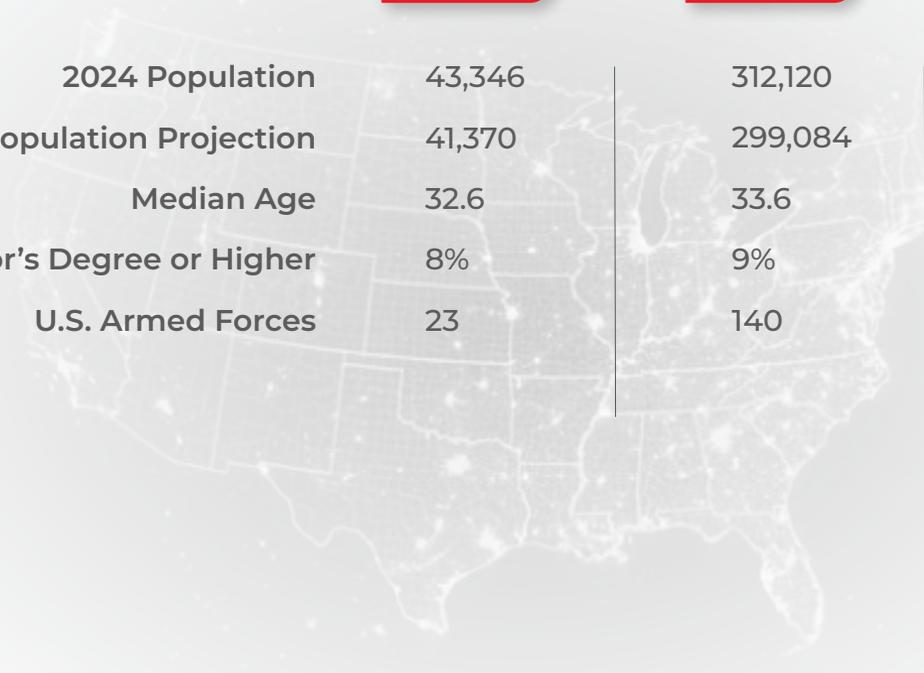
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► POPULATION

1
MILE

3
MILE

5
MILE



2024 Population	43,346	312,120	824,233
2029 Population Projection	41,370	299,084	790,135
Median Age	32.6	33.6	34.6
Bachelor's Degree or Higher	8%	9%	12%
U.S. Armed Forces	23	140	243

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	610,161	76,845	217,245
2029 Household Projection	9,667	73,420	207,694
Owner Occupied Households	4,389	36,021	95,153
Renter Occupied Households	5,278	37,399	112,541
Avg Household Size	4.1	3.9	3.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$339.3MM	\$2.6B	\$7.2B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$72,895

\$75,306

\$78,406

Median Household Income

\$57,758

\$60,173

\$61,545

► HOUSING

Median Home Value

\$484,545

\$491,596

\$563,826

Median Year Built

1955

1956

1957



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