

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



BRAND NEW 20-YEAR LEASE | ESTIMATED OPENING Q1 2025 | SCHEDULED RENTAL INCREASES



35926 Winchester Road | French Valley, California

TEMECULA MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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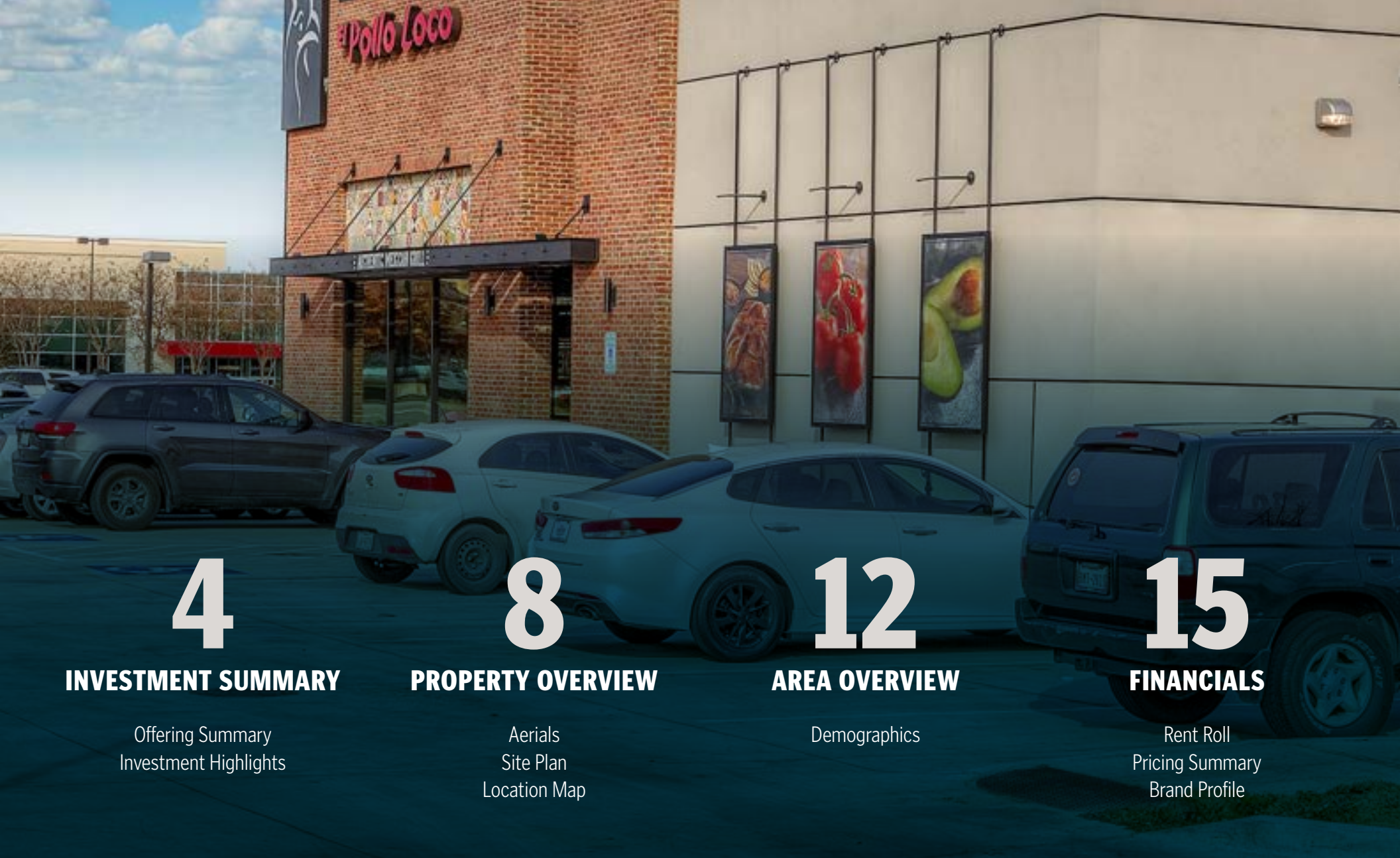
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NATIONAL NET LEASE

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, drive-thru equipped, freestanding El Pollo Loco investment property located in French Valley, CA. The tenant, El Pollo Loco, Inc., recently signed a brand new 20-year lease with 2 (5-year) options to extend and 1 (4.5-year) option, demonstrating their commitment to the site. The lease features an approximate 10% rental increase in years 11 and 16 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate signed and absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. The building features state-of-the-art, brand new construction with modern amenities and design.

The property is located along Winchester Rd, which averages 28,500 vehicles passing by daily and is a major retail thoroughfare serving the community of French Valley in Riverside County. Furthermore, El Pollo Loco is ideally situated as an outparcel to French Valley Marketplace, a 20-acre, brand new shopping center featuring other national/credit tenants such as Grocery Outlet, Rite Aid, EoS Fitness, AutoZone, Chipotle, and 7-Eleven. Other nearby retail centers include grocery anchored French Valley Village Center (118,600 SF), French Valley Commons (38,300 SF), and French Valley Crossings (69,000 SF / In Development). Winchester Road (28,500 VPD) is the primary retail corridor serving the trade area, with other nearby national/credit tenants including Stater Bros. Market, CVS Pharmacy, O'Reilly Auto Parts, Dollar Tree, Crunch Fitness, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for El Pollo Loco. Moreover, the site is between two prominent apartment complexes, Pacific Landing Luxury Apartments (325 units) and Dakota Apartments (174 units), providing a direct consumer base from which to draw. The 5-mile trade area is supported by more than 153,000 residents and 24,000 daytime employees. Residents within 3 miles of the subject property boast an affluent average household income of \$150,185.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,935,000
Net Operating Income	\$124,687
Cap Rate	4.25%
Guaranty	Corporate Signed
Tenant	El Pollo Loco, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	3,500 SF
Land Area	0.94 Acres
Property Address	35926 Winchester Road French Valley, California 92596
Year Built	2024
Parcel Number	480-990-003
Ownership	Leased Fee (Land Ownership)



Brand New 20-Year Lease | Corporate Signed | Scheduled Rental Increases | Brand New Construction

- Tenant recently executed a brand new 20-year lease with 2 (5-year) option periods to extend and 1 (4.5-year) option, demonstrating their commitment to the site
- Signed by the corporate entity (NASDAQ: LOCO)
- Features an approximate 10% rental increase in years 11 and 16 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The building features state-of-the-art, brand new construction with modern amenities and design

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for taxes, insurance, CAM, and maintains all aspects of the premises
- Zero landlord responsibilities - ground lease
- Ideal, management free investment for a passive investor

Winchester Road (28,500 VPD) | Drive-Thru Equipped

- Located along Winchester Rd, which averages 28,500 vehicles passing by daily and is a major retail thoroughfare serving the community of French Valley
- Site is equipped with a drive-thru lane, providing ease and convenience for customers
- On average, stores with drive-thrus generate higher sales than those without

Outparcel to French Valley Marketplace | Retail Corridor | Strong National/Credit Tenant Presence

- El Pollo Loco is ideally situated as an outparcel to French Valley Marketplace, a 20-acre, brand new shopping center featuring other national/credit tenants such as Grocery Outlet, Rite Aid, EoS Fitness, AutoZone, Chipotle, and 7-Eleven
- Other nearby retail centers include grocery anchored French Valley Village Center (118,600 SF), French Valley Commons (38,300 SF), and French Valley Crossings (69,000 SF / In Development)
- Nearby national/credit tenants include Stater Bros. Market, CVS Pharmacy, O'Reilly Auto Parts, Dollar Tree, Crunch Fitness, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for El Pollo Loco

Direct Residential Consumer Base | Six Figure Incomes | Strong Demographics in 5-Mile Trade Area

- Between two prominent apartment complexes, Pacific Landing Luxury Apartments (325 units) and Dakota Apartments (174 units), providing a direct consumer base from which to draw
- More than 153,000 residents and 24,000 employees support the trade area
- Residents within 3 miles of the subject property boast an affluent average household income of \$150,185

PROPERTY OVERVIEW



LOCATION



French Valley, California
Riverside County
Temecula MSA

ACCESS



Winchester Road: 1 Access Point

TRAFFIC COUNTS



Winchester Road: 28,500 VPD
Thompson Road: 8,100 VPD
Interstate 215: 93,000 VPD

IMPROVEMENTS



There is approximately 3,500 SF of existing building area

PARKING



There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 9.71 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 480-990-003
Acres: 0.94
Square Feet: 40,946

CONSTRUCTION



Year Built: 2024

ZONING



GC - General Commercial





WINCHESTER RD.



28,500
VEHICLES PER DAY

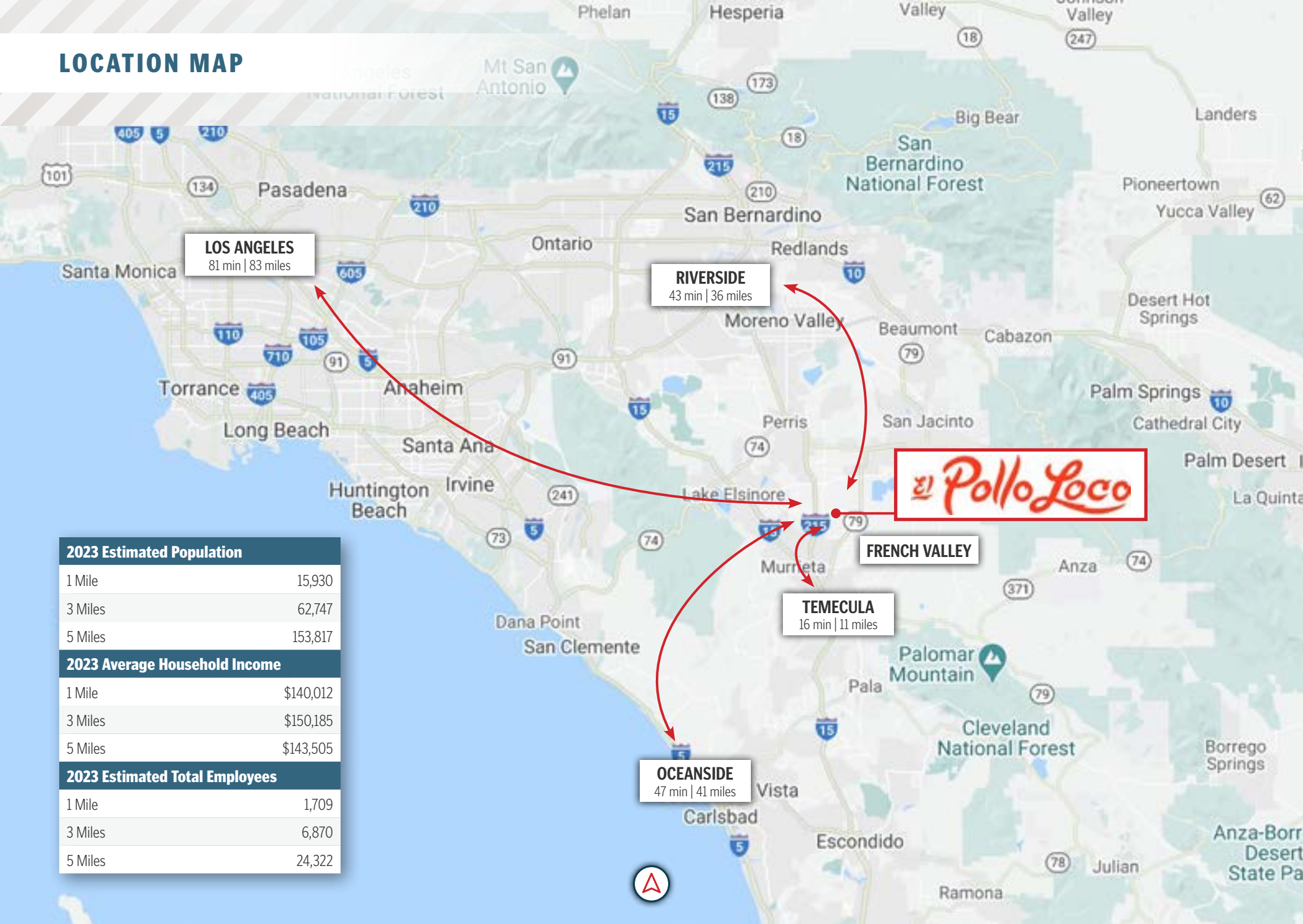


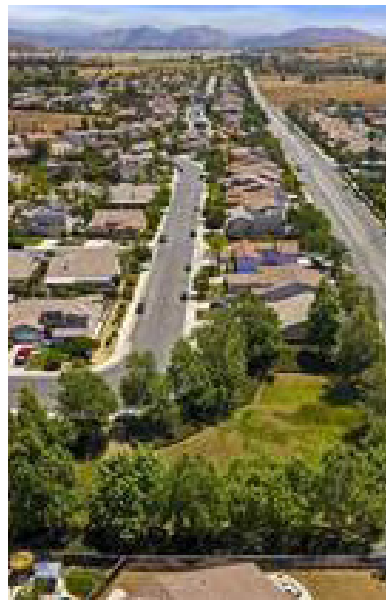
MONUMENT SIGN

El Pollo Loco



LOCATION MAP





FRENCH VALLEY, CALIFORNIA

French Valley is a census-designated place in Riverside County, California. French Valley lies in the French Valley of California. The French Valley Census Designated Place had a population of 38,393 as of July 1, 2022. It became the most populous CDP in Riverside County when Rubidoux was incorporated into Jurupa Valley.

The largest industries in French Valley, CA are Health Care & Social Assistance, Retail Trade, and Public Administration, and the highest paying industries are Public Administration, Utilities, and Manufacturing.

Riverside County is a county located in the southern portion of the U.S. state of California. As of July 1, 2021, the population was 2,458,395 making it the fourth-most populous county in California and the 10th-most populous in the United States. The name was derived from the city of Riverside, which is the county seat. Riverside County is included in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, also known as the Inland Empire. The county is also included in the Los Angeles-Long Beach Combined Statistical Area.

Riverside County is home to a variety of food and beverage processing facilities including Pepsi Bottling Group, Inland Premium Packers, Fresh & Easy, Ludford's Inc., JBT Food Tech and OSI Group. These companies are a part of the City's strong manufacturing sector and represent some of the world's most advanced technologies. Riverside's strong manufacturing sector represents some of the world's most advanced technologies from injection molding and food safety preparation to medical device manufacturing and products for the Aerospace industry. As the City of Arts and Innovation, Riverside is home to a growing base of technology companies and has quickly become a center of innovation in Inland Southern California. Home to a number of innovative companies such as Bourns Inc., Luminex Software and Ambryx Biotechnology, Riverside has become a destination for the technology industry.



TEMECULA, CALIFORNIA

Temecula is a city in southwestern Riverside County, California, United States. The city had a population of 110,003 as of the 2020 census and was incorporated on December 1, 1989. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations contributing to the city's economic profile.

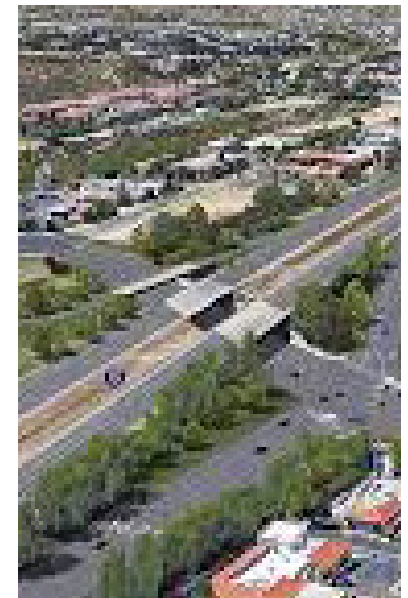
Temecula is the job center for southwest Riverside County. Our strong industry clusters include: Biomedical/ Biotech/ Life Science, Technology, Advanced Manufacturing Technology, Tourism and Retail. Some of the more favourable attributes of Temecula includes a business friendly atmosphere, a high standard of living and high quality of life, a well-educated workforce, competitive housing prices, access to the major ports of Southern California, convenient freeway access, and centralized location between Los Angeles, San Diego, and Orange counties. Part of Temecula's businesses attraction strategy is to be business-friendly in terms of costs. The City is host to a hub of biomedical and biotechnical advanced manufacturing companies. One of the largest companies Millipore Sigma, recently expanded their operations.

Temecula continues to serve as a hub for advanced manufacturing. From medical device manufacturing to injection molding, the City's proximity to San Diego, Orange County and Los Angeles make it an ideal location for local, regional, national and international business transactions. Suitable commercial space, in addition to resources, creates an environment for thriving manufacturing commerce. Paulson Manufacturing, which is family owned and operated in Temecula, is one of several large manufacturing businesses in the City. As one of the OED's new targeted industries for business attraction and formation, agri-tourism stands as an emerging powerhouse.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	15,930	62,747	153,817
2028 Projected Population	16,085	63,894	157,272
2010 Census Population	10,767	40,521	122,117
Projected Annual Growth 2023 to 2028	0.19%	0.36%	0.45%
Historical Annual Growth 2010 to 2020	4.00%	3.62%	1.87%
Households & Growth			
2023 Estimated Households	4,330	17,112	45,844
2028 Projected Households	4,368	17,428	46,836
2010 Census Households	3,037	10,906	36,064
Projected Annual Growth 2023 to 2028	0.17%	0.37%	0.43%
Historical Annual Growth 2010 to 2020	3.66%	3.72%	1.95%
Race & Ethnicity			
2023 Estimated White	55.96%	56.07%	60.23%
2023 Estimated Black or African American	7.69%	7.86%	7.09%
2023 Estimated Asian or Pacific Islander	14.13%	14.95%	13.02%
2023 Estimated American Indian or Native Alaskan	0.90%	1.12%	1.16%
2023 Estimated Other Races	11.23%	10.86%	11.78%
2023 Estimated Hispanic	33.29%	31.21%	32.31%
Income			
2023 Estimated Average Household Income	\$140,012	\$150,185	\$143,505
2023 Estimated Median Household Income	\$113,201	\$115,848	\$109,553
2023 Estimated Per Capita Income	\$38,825	\$41,292	\$42,977
Businesses & Employees			
2023 Estimated Total Businesses	196	917	3,162
2023 Estimated Total Employees	1,709	6,870	24,322



RENT ROLL



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
El Pollo Loco, Inc.	3,500	5/13/2024	5/31/2044	Current	-	\$10,391	\$2.97	\$124,687	\$35.62	Absolute NNN	2 (5-Year) 1 (4.5-Year)
(Corporate Signature)				1/1/2035	9.17%	\$11,344	\$3.24	\$136,125	\$38.89		10% Inc at Beg Of Each Option
				1/1/2040	10.00%	\$12,478	\$3.57	\$149,738	\$42.78		

1) Rent commences on 1/1/2025, Seller will Credit the Difference in Rent from Close of Escrow to Rent Commencement.

FINANCIAL INFORMATION

Price	\$2,935,000
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Cap Rate	4.25%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



EL POLLO LOCO

elpolloloco.com

Company Type: Public (NASDAQ: LOCO)

Locations: 495+

2023 Employees: 4,362

2023 Revenue: \$468.66 Million

2023 Net Income: \$25.55 Million

2023 Assets: \$592.30 Million

2023 Equity: \$250.70 Million

El Pollo Loco (Nasdaq: LOCO) is the nation's leading fire-grilled chicken restaurant with a mission to bring people together around food, family, and culture in the communities it serves. El Pollo Loco is renowned for its handcrafted food, an innovative blend of traditional Mexican cuisine, and better-for-you eating. Since 1980, El Pollo Loco has successfully opened and maintained more than 495 company-owned and franchised restaurants in Arizona, California, Colorado, Nevada, Texas, Utah, and Louisiana while remaining true to its Mexican American heritage. El Pollo Loco continues to grow and evolve, nourishing connections to tradition, culture, and one another through fire-grilled goodness that makes us feel like familia.

Source: elpolloloco.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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