

# SINGLE TENANT DRIVE-THRU LEASED INVESTMENT

6.75% Cap Rate • 18 Year Operating History • Annual Rent Increases



## \$715,000

34215 Yucaipa Blvd, Yucaipa, CA 92399

# PRESENTED BY



**GREG BEDELL, CCIM**  
Vice President, Investment Sales

9471 Haven Avenue, Suite 110 | Rancho Cucamonga, CA 91730  
T 909.230.4500 | C 951.479.7994  
greg@progressiverep.com  
CalDRE #01942970

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# INVESTMENT SUMMARY | John's Phillysteak

## SYNOPSIS

**Progressive Real Estate Partners** is proud to present **John's Phillysteak**, a freestanding single tenant drive-thru restaurant located in Yucaipa, CA. Originally built for John's Phillysteak in 2001, John's has operated at the site for over 18 years and has over 7 years remaining on its initial lease term (plus options). The subject property benefits from minimal management responsibilities, annual rent increases, and an established operator with 300+ Google reviews and a 4.3 out of 5.0 rating. The property is ideally situated on the "going home" side of the street along Yucaipa Blvd (±25,797 cars per day), well positioned for commuters seeking a convenient dinner option. With 1-mile population growth of 61% since 2000 and over a dozen national retailers recently locating along Yucaipa Blvd over the past two years, the subject property is positioned along one of the fastest growing retail corridors in the Inland Empire.

## OFFERING SUMMARY

Sale Price:	\$715,000
Cap Rate (In-Place):	6.75%
NOI:	\$48,277
Lease Type:	Modified Net
Year Built:	2001
Building Size:	2,787 SF
Land Size:	0.52 Acres
Ownership:	Fee Simple (Land + Building)



# INVESTMENT HIGHLIGHTS | John's Phillysteak



## LOW MANAGEMENT, SINGLE TENANT DRIVE-THRU RESTAURANT

- **18 Year Operating History** – John's Phillysteak has continuously operated at the property since its 2001 construction
- **Minimal Management Responsibilities** – Tenant directly responsible for taxes, insurance, and common area maintenance [1]
- **Annual Rent Increases** – Annual CPI increases provide a strong hedge against inflation
- **Strong Operator** – 300+ Google reviewers with a 4.3 out of 5.0 rating

## PROMINENT POSITIONING ALONG TRADE AREA'S PRIMARY THOROUGHFARE

- **Yucaipa Blvd Location** – Situated on the PM (going home) side of the street with ±25,797 daily traffic counts, the site is ideal for commuters seeking a convenient dinner option.
- **Strong Retail Velocity** – Yucaipa Blvd has experienced some of the strongest retail activity in the Inland Empire over the past two years. New retailers within 3 miles of the subject property include:
  - ALDI, Starbucks, Great Clips, Les Schwab, Fast5Xpress, Dollar Tree, In-N-Out, Corky's, Brewcaipa Brewing Company, The Bar and Grill Company, and Big 5 Sporting Goods.

## STRONG DEMOGRAPHICS IN GROWING TRADE AREA

- **Population Growth** – 1-mile population has grown over 61% since 2000
- **Strong Incomes** – 1-mile: \$72,394; 3-mile: \$82,201; 5-mile: \$89,789
- **Crafton Hills College** – Located just 3 miles away, Crafton is a community college with over 6,200 students. In 2014, the college was named a top 10 fastest growing college in the nation for its size by Community College Week. Proposed expansions are expected to triple enrollment.

[1] Tenant is responsible for Operating Expense increases except property tax increases due to sale or refinance. This property tax cap is accounted for in the NOI and pricing







# LEASE SUMMARY | John's Phillysteak

## LEASE SUMMARY<sup>1</sup>

**Tenant:** John and Debbie Lefakis dba John's Phillysteak

**Lease Commencement:** March 1, 2001

**Lease Expiration:** February 28, 2026

**Lease Type:** Modified Net

**Net Operating Income:** ±\$48,277/yr

**Net Rentable Area:** ±2,787 SF

**Guaranty:** Personal

**Rental Increases:** Annual CPI (min 1%, max 4%)

**Renewal Options:** One 10-Year + Three 5-Year

**Property Taxes:** Tenant Responsibility<sup>2</sup>

**Insurance:** Tenant Responsibility

**Common Area Maintenance:** Tenant Responsibility

**Repairs and Maintenance:** Landlord Responsibility

**Roof and Structure:** Landlord Responsibility

**Right of First Refusal:** None

## NOTES

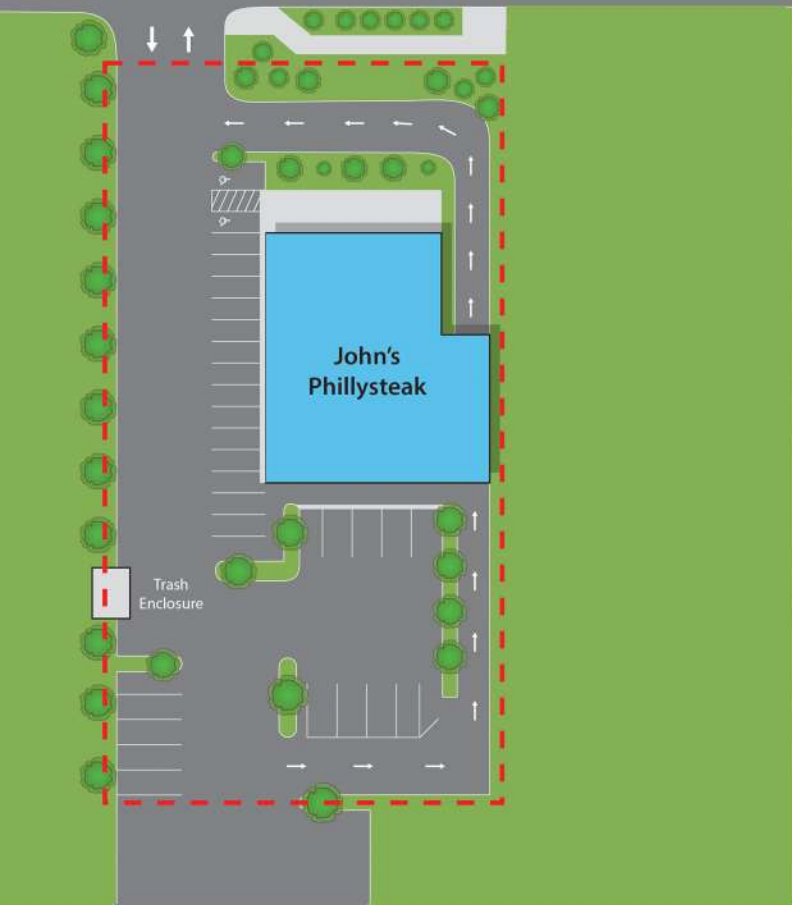
(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period

(2) Tenant is responsible for Operating Expense increases except property tax increases due to sale or refinance. This property tax cap is accounted for in the NOI and the pricing



# SITE PLAN | John's Phillysteak

**YUCAIPA BLVD**  
± 25,797 CPD



# TENANT PROFILE | John's Philly Steak

## JOHN'S PHILLYSTEAK



**John's Phillysteak** is a family owned and operated company that has been serving the Yucaipa community for over 25 years. Known for their wide-ranging breakfast, lunch, and dinner options— the local community has come to rely on John's for their fresh made-to-order food and the convenience of their drive-thru.

4.3/5.0 – 337 Reviews



### Google Review – Mary

*"Had a great breakfast and amazing service with my son today. I love their Turkey, Bacon, Avocado Grilled Sandwich."*

### Facebook Review - Jessica

*"I absolutely love love love this place! I get a bunless burger. It's always hot, cheesy, and melty. My hubs gets the pastrami. The soups are so good and taste homemade. I will always come here and will always be happy."*

4.4/5.0 – 99 Reviews





# AERIAL | John's Phillysteak





# AERIAL | John's Phillysteak





# REGIONAL MAP | John's Phillysteak





# CITY INFORMATION | John's Phillysteak



HISTORIC YUCAIPA



YUCAIPA REGIONAL PARK



YUCAIPA REGIONAL PARK LAKE

## YUCAIPA

Yucaipa is a city located 10 miles east of San Bernardino, in San Bernardino County with over 51,376 residents.

From 1950 to 1970, Yucaipa has had relatively steady population growth with about 5,500 new residents being added each decade. Looking forward, Yucaipa is expected to build out to a population of 75,000 residents. Approximately 33 percent of the population growth will take place within the areas of the freeway Corridor Specific Plan, which is projected to add up to 2,767 new housing units over time. Additional areas that could accommodate new residential subdivisions include Dunlap acres, north Bench areas, and portions of Chapman Heights. Infill in Central Yucaipa and other areas will also create additional housing units and population growth.

The City of Yucaipa encompasses approximately 18,000 acres (28 square miles). Its built environment is framed in part by topography, lot size, and agricultural history. Today, Yucaipa offers a mix of rural to suburban lifestyles and complementary commercial activities, public facilities, and open space and recreation opportunities.

Crafton College offers more than 50 majors in the liberal arts and science, vocations and technical studies and currently serves 6,200 students. Students can receive multidisciplinary degrees, including Fine Arts, Health Science, Liberal Studies- Teacher Preparation, and Social Science, and the Fire Science and Emergency Medical Services- Paramedics programs are some of the finest community college programs in the state, with CHC the primary trainer for paramedics in San Bernardino and Riverside counties. CHC also has the distinction of being the top community college in the Inland Empire when it comes to degree/certificate completion rates and course retention/success rates.



# PROPERTY DESCRIPTION | John's Phillysteak

## ADDRESS

34215 Yucaipa Boulevard

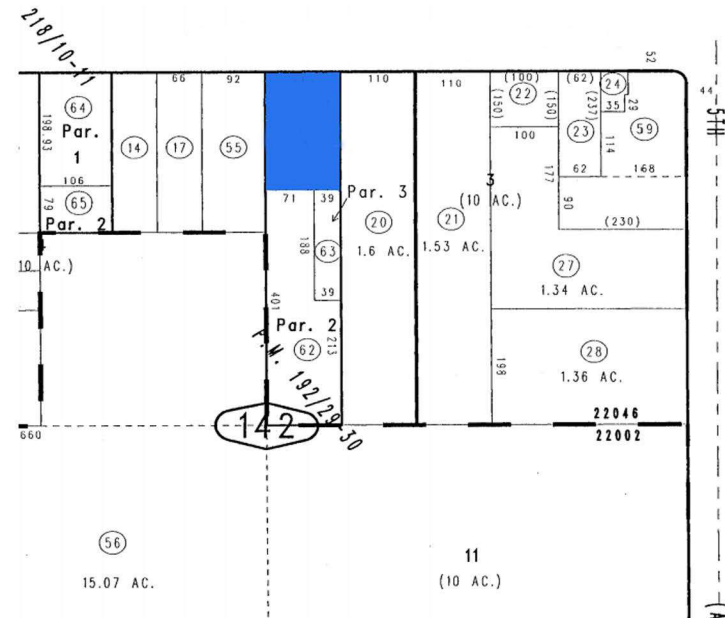
## APN

0318-142-61

## SIZE

0.52AC

## PARCEL MAP



## LOCATION DESCRIPTION

The property is located on Yucaipa Boulevard just west of 5th Street

## BUILDING AREA

Approximately 2,787 square feet of rentable building area

## PARCEL

The property consists of a single parcel containing approximately 0.52 acres or 22,657 square feet of land area

## YEAR BUILT

2001

## ACCESS

There is one (1) primary access point along Yucaipa Blvd

## ZONING

CE - Commercial General

## TRAFFIC COUNTS

Yucaipa Blvd

±25,797



# TRADE AREA DEMOGRAPHICS | John's Phillysteak

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>			
2023 Projection	14,844	59,045	80,395
2018 Estimate	14,261	56,728	76,847
2010 Census	13,213	53,398	71,690
2000 Census	8,864	43,378	58,171
Growth 2000-2010	49.1%	23.1%	23.2%
Growth 2010-2018	7.9%	6.2%	7.2%
Growth 2018-2023	4.1%	4.1%	4.6%
<b>Households</b>			
2023 Projection	5,088	20,652	28,227
2018 Estimate	4,910	19,949	27,108
2010 Census	4,666	19,087	25,615
2000 Census	3,394	16,177	21,597
Growth 2000-2010	37.5%	18.0%	18.6%
Growth 2010-2018	5.2%	4.5%	5.8%
Growth 2018-2023	3.6%	3.5%	4.1%
<b>Average Household Income</b>			
2018 (current)	\$72,394	\$82,201	\$89,789
2023 (projected)	\$87,483	\$98,583	\$107,302
<b>2018 Population by Ethnicity</b>			
White Alone	71.8%	75.7%	74.9%
Black or African American Alone	2.3%	1.7%	2.2%
American Indian/Alaska Native Alone	0.8%	1.0%	1.1%
Asian Alone	5.2%	3.2%	3.9%
Pacific Islander Alone	0.2%	0.2%	0.2%
Other Race	14.1%	13.3%	12.7%
Two or More Races	5.6%	4.9%	4.9%
<b>2018 Population by Ethnicity (Hispanic or Latino)</b>			
Hispanic or Latino	35.1%	33.9%	33.0%
Not Hispanic or Latino	64.9%	66.1%	67.0%