



+



\$5,300,000 @ 5.18% Cap

- ❖ Ease of Management - Net Leased to Two Tenants
- ❖ Affluent Southern California Location
- ❖ Outparcel to Promenade Temecula Mall
- ❖ Generational Real Estate Investment Opportunity
- ❖ Staggered Leases - Smaller Risk Factor for Investor



216 N. Coast Highway 101
Encinitas, CA 92024

MEN'S WEARHOUSE & ANGRY CHICKZ | TEMECULA, CALIFORNIA



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OFFERING OVERVIEW



SITE ADDRESS:



**40788 Winchester Rd,
Temecula, CA 92591**

Gross Leasable Area (GLA):
Lot Size:
Year Built:
Ownership Type:
Landlord Responsibilities:

+/- 9,450 SF
1.05 AC (45,738 SF)
2000
Fee Simple
Roof & Structure

Tenants:

Men's Wearhouse
Angry Chickz

Men's Wearhouse Lease:
Renewal Options:
Current Lease Term:
Base Rent:
Rental Increases:
Suite Size:

Jan 11, 1999 – Feb 28, 2009
Three (3) X 5-Year (in last option now)
Mar 1, 2021 – Feb 28, 2026
\$184,476 / Year
None Remaining
6,450 SF

Angry Chickz Lease:
Renewal Options:
Base Rent:
Rental Increases:
Suite Size:

Apr 4, 2022 – Apr 30, 2032
Two (2) x 5-Year Options
\$99,000 / Year
3% Annual Increases
3,000 SF

PRICE:

\$ 5,300,000

NOI:

\$ 274,576 / Year

Cap Rate:

5.18%

OFFERING OVERVIEW

Net Lease Realty Partners is excited to present the rare opportunity to acquire the fee simple interest in a Two-Tenant Retail property, located in the Promenade Temecula, an irreplaceable regional retail power center/mall in Southern California. The property is well situated on large 1.05 AC parcel. Constructed in 2000, the site boast major frontage on Winchester Road, a busy thoroughfare with heavy traffic (approx. 73,300+ ADT).

The property is currently 100% Leased to two tenants, Men's Wearhouse (6,450 SF) and Angry Chickz Nashville Hot Chicken (3,000 SF). Men's Wearhouse has been operating at this location for over 20 years and has recently exercised their final renewal option. Angry Chickz is a newer fast casual dining concept with approximately 17 locations throughout the Southwest. Angry Chickz has just signed a new 10-year lease at this location that features 3% annual rental increases, a strong hedge against inflation.

This offering is rare and highly sought after by tenants and investors alike due to the tremendous growth of population and income in the immediate area. This generational Real Estate asset would make a fine addition to the portfolio of a family, trust or institutional investor.

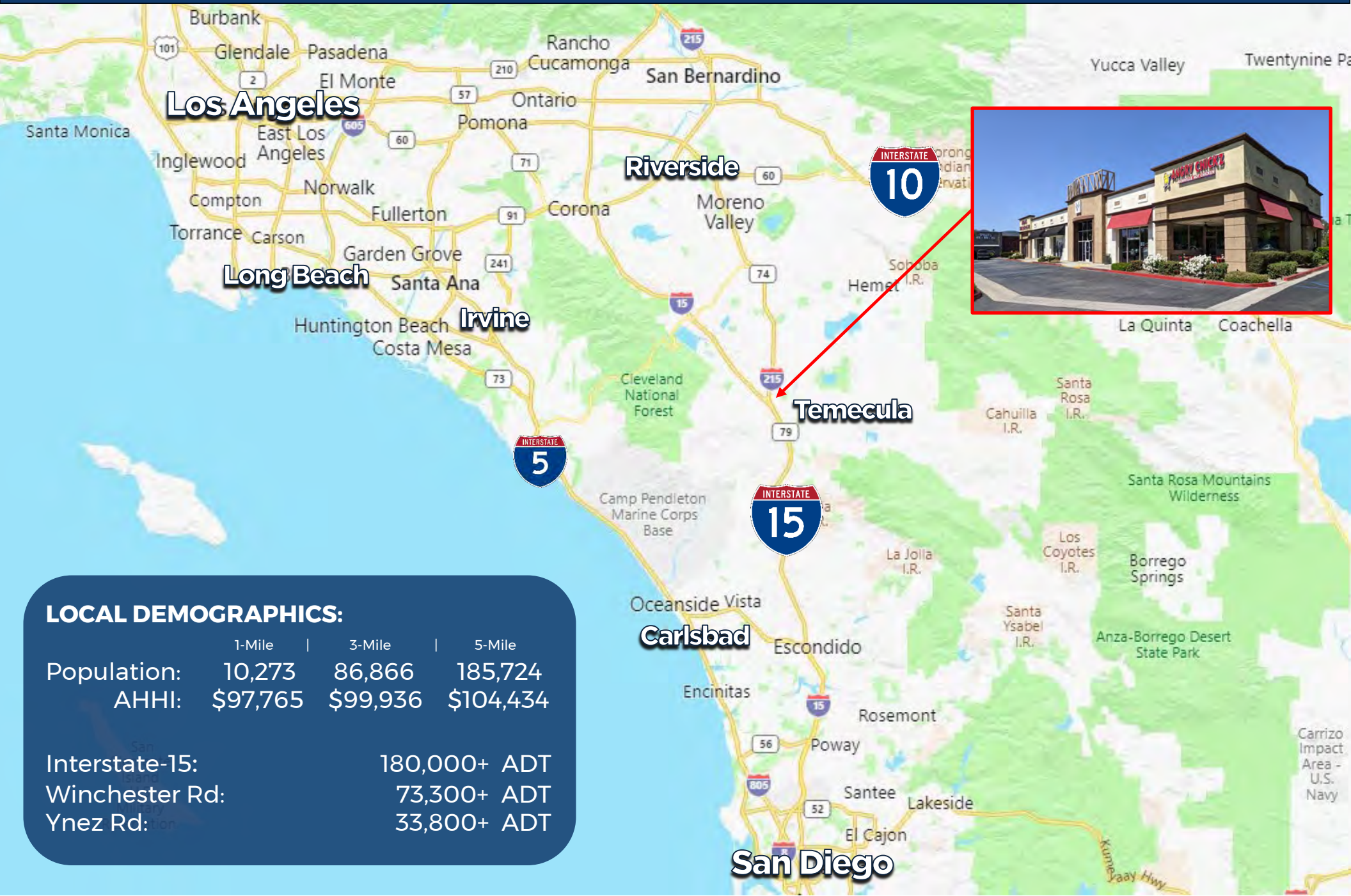
INVESTMENT HIGHLIGHTS

Southern California Demographics - The property is located in Temecula Valley, a bedroom community of San Diego and Riverside in Southern California. The immediate region has over 185,000 people within a 5-mile radius of the site, and a strong average household income of \$104,434/yr.

Outparcel to Promenade Temecula - The subject property sits as an outparcel to the Promenade Temecula - an approximately 1.2 MM SF regional retail center in Southern California with a wide array of National Tenants.

Winchester Road Frontage - Both properties have major frontage on Winchester Rd (73,300+ ADT) - a busy retail thoroughfare which connects to interstate-15 (180,000+ ADT).

REGION MAP & LOCAL DEMOGRAPHICS



LOCAL DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	10,273	86,866	185,724
AHHI:	\$97,765	\$99,936	\$104,434

Interstate-15:	180,000+	ADT
Winchester Rd:	73,300+	ADT
Ynez Rd:	33,800+	ADT

REGION MAP & LOCAL DEMOGRAPHICS



INTERSTATE 15 - 180,000+ ADT

YNEZ ROAD - 33,000+ ADT

WINCHESTER RD - 73,000+ ADT



LOCAL MAP



PROMENADE TEMECULA SITE PLAN



SITE PHOTOS



INTERIOR PHOTOS



SURROUNDING RETAIL PHOTOS



SURROUNDING AREA TRAFFIC FLOW



SUBJECT PROPERTY



WINCHESTER RD - 73,000+ ADT

SUBJECT PROPERTY



PROMENADE MALL WEST

WINCHESTER RD - 73,000+ ADT



PROMENADE MALL WEST

RING ROAD

SUBJECT PROPERTY



INTERSTATE 15 - 180,000+ ADT

SUBJECT PROPERTY

WINCHESTER RD - 73,000+ ADT

PROPERTY FINANCIALS & LEASE SUMMARY



Property: 40788 Winchester Road, Temecula CA

Rentable Space: 9,450
Sales Price: \$5,300,000
Cap Rate: 5.18%
\$561 Sq Ft

Annualized
2022
Estimated
2023

INCOME		
Base Rent	\$283,476	\$286,446
CAM Income/Reimbursement	\$104,000	\$107,120
Management Fee Reimbursed	\$9,000	\$9,270
Deferred Rent		
Effective Gross Revenue	\$396,476	\$402,836
EXPENSES:		
Taxes	(50,000)	(\$51,500)
Insurance	(7,500)	(\$7,700)
CAM	(46,900)	(\$48,300)
Total Reimbursed Expenses	(\$104,400)	(\$107,500)
Property Manager	(15,600)	(\$16,100)
Tax Assessment Over Actuals	(\$1,900)	(\$2,000)
Total Expenses	(\$121,900)	(\$125,600)
Net Operating Income	\$274,576	\$279,236

RENT ASSUMPTIONS

Men's Wearhouse	1/31/2026	\$184,476	\$184,476
Angry Chickz	4/30/2032	\$99,000	\$101,970
Total Rent		\$283,476	\$286,446

Men's Wearhouse

Tenant Estimated Operating Information			
Sq Ft	6,450		
Current Monthly Rent	\$15,373	Gross Scheduled Rent	\$184,476
Current Monthly Rent/Sq Ft	\$2.38	Plus Recapture	\$75,600
Current Annual Base Rent	\$184,476	Total Gross Scheduled Income	\$260,076
		Less Expenses	(\$80,700)
Lease Start	3/1/2011	Tax Assessment to Actuals	\$ (1,300)
Lease Expires	1/31/2026	Cash Flow	\$178,076
Term:	10	Extended 2022	
Term Remaining:	4		
Lease Options	None		

Tenant Estimated Operating Expenses

Taxes	\$34,100
Insurance	\$5,100
CAM	\$30,900
Management	\$10,600
	\$80,700

Angry Chickz

Tenant Estimated Operating Information			
Sq Ft	3,000		
Current Monthly Rent	\$8,250	Gross Scheduled Rent	\$99,000
Current Monthly Rent/Sq Ft	\$2.75	Plus Recapture	\$ 38,300
Current Annual Base Rent	\$99,000	Total Gross Scheduled Income	\$ 137,300
		Less Expenses	\$ (39,300)
Lease Start	4/4/2022	Tax Assessment to Actuals	\$ (600)
Lease Expires	4/30/2032	Cash Flow	\$ 97,400
Term:	10		
Term Remaining:	10		
Lease Options	Two (5-Year) Options		

Tenant Estimated Operating Expenses

Taxes	\$15,900
Insurance	\$2,400
CAM	\$16,000
Management	\$5,000
	\$39,300

10-YEAR CASH FLOW ESTIMATE



Property: 40788 Winchester Road, Temecula CA 10 Year Cash Flow Estimate

Rentable Space: 9,450
Sales Price: \$5,300,000
Cap Rate: 5.18%

\$561 SqFt

	Annualized	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
INCOME												
Base Rent	\$283,476	\$286,446	\$289,505	\$292,656	\$305,125	\$308,468	\$311,911	\$315,457	\$319,110	\$322,872	\$326,748	
CAM Income/Reimbursement	\$104,000	\$107,120	\$110,334	\$113,644	\$117,053	\$120,565	\$124,181	\$127,907	\$131,744	\$135,696	\$139,767	
Management Fee Reimbursed	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401	\$11,743	\$12,095	
Effective Gross Revenue	\$396,476	\$402,836	\$409,387	\$416,134	\$432,308	\$439,466	\$446,839	\$454,433	\$462,255	\$470,312	\$478,610	
Operating Expenses	(\$121,900)	(\$125,557)	(\$129,324)	(\$133,203)	(\$137,200)	(\$141,316)	(\$145,555)	(\$149,922)	(\$154,419)	(\$159,052)	(\$163,823)	
Net Operating Income	\$274,576	\$277,279	\$280,063	\$282,931	\$295,108	\$298,150	\$301,284	\$304,511	\$307,836	\$311,260	\$314,787	
RENT ASSUMPTIONS												
Men's Wearhouse (6,450 sqft)	1/31/2026	\$184,476	\$184,476	\$184,476	\$184,476	\$193,700	\$193,700	\$193,700	\$193,700	\$193,700	\$193,700	\$193,700
Angry Chickz (3000 sqft)	4/30/2032	\$99,000	\$101,970	\$105,029	\$108,180	\$111,425	\$114,768	\$118,211	\$121,758	\$125,410	\$129,173	\$133,048
Total Rent		\$283,476	\$286,446	\$289,505	\$292,656	\$305,125	\$308,468	\$311,911	\$315,457	\$319,110	\$322,872	\$326,748

** NOTE: Deferred Rent is Paid to Current LL of \$1,959.56, total \$47,269.36 - Not included in Cashflow

EXPENSE ASSUMPTIONS

Operating Expenses increases by 3% annually in 2022

Men's Wearhouse Lease - Assumes Renewal in 2026 at \$30.03/sqft - 5% increase

Assessed Tax Rate is 0.98%

LOAN SCENARIO



Principal Amount : **\$3,510,000 (65% LTV)**
Term: **10-year Fixed**
Interest Rate: **4.50%**
Term: **10-year Interest Only**
Estimate Mo Payment: **\$13,160/Month Payment**
Recourse: **Non-Recourse**

For financing options and loan quotes Please contact:

Andrew MacLeod | Vice President



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TENANT OVERVIEW



Tailored Brands, Inc. is a U.S.-based, retail holding company for various men's apparel stores, including the Men's Wearhouse and Joseph A. Bank brands. The company is headquartered in Houston, Texas, with additional corporate offices in Fremont, California. It is publicly traded on the New York Stock Exchange under the ticker symbol, TLRD. Tailored Brands, Inc. was created in January 2016 when Men's Wearhouse transitioned to a holding company model and changed its symbol from MW to TLRD.

Founded in 1973, by George Zimmer as a retail men's clothing store, the business had grown to 100 stores when it held an IPO in 1992 raising \$13M. Zimmer turned Men's Wearhouse into an industry consolidator, acquiring numerous competitors throughout his tenure leading the firm. Today, as Tailored Brands, the company operates Men's Wearhouse, Men's Wearhouse & Tux, K&G Superstores (an off-price retail chain), Moores Clothing for Men (a Canadian chain of men's clothing stores), Twin Hill Corporate clothing, and Jos A. Bank. In 1997, it purchased, then liquidated, the bankrupt Kuppenheimer chain. Today Tailored Brands operates over 1,600+ locations throughout the US and Canada.



TENANT OVERVIEW



Angry Chickz prides themselves on serving the best Nashville hot chicken that will leave you craving more. Currently, Angry Chickz has 17 locations in Hollywood, Glendale, Van Nuys, San Jose, Fresno, Modesto, Sacramento, Bakersfield, Hanford, Visalia, Oceanside with more locations coming including Tulare and Glendale, AZ.

From No Heat to X-Hot! Angry Chickz has a heat level for everybody. Adventurous customers test their tolerance by signing a waiver and partaking in the hottest chicken challenge, the "ANGRY" heat level made with Carolina reaper AKA the HOTTEST pepper know to man. For those who are looking to explore the best Nashville hot chicken, Angry Chickz is the place to be.





CITY INFORMATION



Temecula is a city in southwestern Riverside County, California. The city is a tourist and resort destination, with destinations such as the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city's economic profile.

The City of Temecula, forming the southwestern anchor of the Inland Empire region - is approximately 58 miles north of downtown San Diego and 85 miles southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south. Temecula had a population of an estimated 114,742 people as of July 1, 2018.

The 1990s brought rapid growth to the Temecula Valley. Many families began to move to the area from San Diego, Los Angeles, and Orange County, drawn by the affordable housing prices and the popular wine country. On October 27, 1999, the Promenade Mall opened in Temecula. In 2005, Temecula expanded by annexing the neighboring master-planned community of Redhawk, bringing the population to 90,000.



CITY ATTRACTIONS & EVENTS

CLICK ANY PICTURE BELOW FOR ADDITIONAL INFORMATION



AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	9,621	78,503	163,481
Households	3,394	26,122	52,513
Families	2,546	20,172	41,435
Average Household Size	2.82	2.98	3.08
Owner Occupied Housing Units	1,845	16,427	35,266
Renter Occupied Housing Units	1,549	9,695	17,247
Median Age	31.7	33.7	33.4

2018 Summary			
Population	10,273	86,866	185,724
Households	3,602	28,792	58,955
Families	2,691	22,138	46,549
Average Household Size	2.84	3.00	3.12
Owner Occupied Housing Units	1,866	17,688	38,442
Renter Occupied Housing Units	1,736	11,104	20,513
Median Age	32.6	35.1	34.6
Median Household Income	\$81,828	\$79,025	\$84,617
Average Household Income	\$97,765	\$99,936	\$104,438

2023 Summary			
Population	10,744	92,001	197,892
Households	3,738	30,300	62,293
Families	2,791	23,292	49,224
Average Household Size	2.86	3.02	3.15
Owner Occupied Housing Units	1,988	18,898	41,072
Renter Occupied Housing Units	1,750	11,402	21,221
Median Age	33.2	35.7	34.9
Median Household Income	\$91,489	\$89,792	\$96,200
Average Household Income	\$112,839	\$115,733	\$120,390

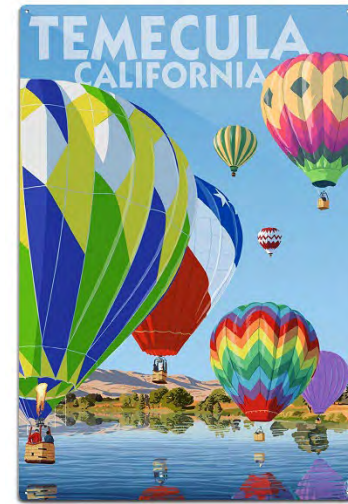
Trends: 2018-2023 Annual Rate			
Population	0.90%	1.16%	1.28%
Households	0.74%	1.03%	1.11%
Families	0.73%	1.02%	1.12%
Owner Households	1.27%	1.33%	1.33%
Median Household Income	2.26%	2.59%	2.60%

2018 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	234	6.5%	1,985	6.9%	3,569	6.1%
\$15,000 - \$24,999	327	9.1%	1,712	5.9%	3,074	5.2%
\$25,000 - \$34,999	338	9.4%	2,236	7.8%	4,062	6.9%
\$35,000 - \$49,999	269	7.5%	3,089	10.7%	5,624	9.5%
\$50,000 - \$74,999	450	12.5%	4,499	15.6%	9,127	15.5%
\$75,000 - \$99,999	544	15.1%	4,236	14.7%	8,805	14.9%
\$100,000 - \$149,999	752	20.9%	6,032	21.0%	13,691	23.2%
\$150,000 - \$199,999	429	11.9%	2,480	8.6%	5,563	9.4%
\$200,000+	260	7.2%	2,524	8.8%	5,440	9.2%

Median Household Income	\$81,828	\$79,025	\$84,617
Average Household Income	\$97,765	\$99,936	\$104,438
Per Capita Income	\$32,971	\$32,890	\$33,093

2023 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	213	5.7%	1,740	5.7%	3,185	5.1%
\$15,000 - \$24,999	287	7.7%	1,453	4.8%	2,600	4.2%
\$25,000 - \$34,999	306	8.2%	1,959	6.5%	3,543	5.7%
\$35,000 - \$49,999	250	6.7%	2,789	9.2%	5,077	8.2%
\$50,000 - \$74,999	424	11.3%	4,311	14.2%	8,708	14.0%
\$75,000 - \$99,999	540	14.4%	4,404	14.5%	9,126	14.7%
\$100,000 - \$149,999	815	21.8%	6,968	23.0%	15,381	24.7%
\$150,000 - \$199,999	545	14.6%	3,295	10.9%	7,324	11.8%
\$200,000+	357	9.6%	3,381	11.2%	7,349	11.8%

Median Household Income	\$91,489	\$89,792	\$96,200
Average Household Income	\$112,839	\$115,733	\$120,390
Per Capita Income	\$37,798	\$37,810	\$37,824



	1 mile		3 miles		5 miles	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	835	8.7%	5,604	7.1%	11,589	7.1%
Age 5 - 9	864	9.0%	5,917	7.5%	13,110	8.0%
Age 10 - 14	805	8.4%	6,652	8.5%	14,849	9.1%
Age 15 - 19	726	7.5%	6,618	8.4%	14,403	8.8%
Age 20 - 24	576	6.0%	5,436	6.9%	10,711	6.6%
Age 25 - 34	1,501	15.6%	10,293	13.1%	20,357	12.5%
Age 35 - 44	1,581	16.4%	11,452	14.6%	24,925	15.2%
Age 45 - 54	1,238	12.9%	11,426	14.6%	23,979	14.7%
Age 55 - 64	770	8.0%	7,074	9.0%	13,913	8.5%
Age 65 - 74	404	4.2%	4,474	5.7%	8,455	5.2%
Age 75 - 84	212	2.2%	2,689	3.4%	5,466	3.3%
Age 85+	110	1.1%	867	1.1%	1,721	1.1%

2018 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	833	8.1%	5,834	6.7%	12,530	6.7%
Age 5 - 9	842	8.2%	6,050	7.0%	13,263	7.1%
Age 10 - 14	776	7.6%	6,125	7.1%	14,190	7.6%
Age 15 - 19	674	6.6%	5,694	6.6%	13,209	7.1%
Age 20 - 24	632	6.2%	5,540	6.4%	12,023	6.5%
Age 25 - 34	1,795	17.5%	14,023	16.1%	28,691	15.4%
Age 35 - 44	1,565	15.2%	11,296	13.0%	24,732	13.3%
Age 45 - 54	1,192	11.6%	11,143	12.8%	24,743	13.3%
Age 55 - 64	995	9.7%	10,242	11.8%	20,556	11.1%
Age 65 - 74	601	5.9%	6,193	7.1%	12,466	6.7%
Age 75 - 84	259	2.5%	3,422	3.9%	6,771	3.6%
Age 85+	107	1.0%	1,306	1.5%	2,552	1.4%

2023 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	900	8.4%	6,418	7.0%	13,983	7.1%
Age 5 - 9	873	8.1%	6,361	6.9%	14,075	7.1%
Age 10 - 14	752	7.0%	6,292	6.8%	14,043	7.1%
Age 15 - 19	641	6.0%	5,595	6.1%	12,891	6.5%
Age 20 - 24	523	4.9%	4,741	5.2%	10,432	5.3%
Age 25 - 34	2,117	19.7%	15,516	16.9%	33,769	17.1%
Age 35 - 44	1,754	16.3%	13,788	15.0%	29,577	14.9%
Age 45 - 54	1,085	10.1%	10,159	11.0%	22,479	11.4%
Age 55 - 64	961	8.9%	10,219	11.1%	20,970	10.6%
Age 65 - 74	707	6.6%	7,499	8.2%	14,912	7.5%
Age 75 - 84	327	3.0%	3,960	4.3%	7,986	4.0%
Age 85+	105	1.0%	1,456	1.6%	2,775	1.4%

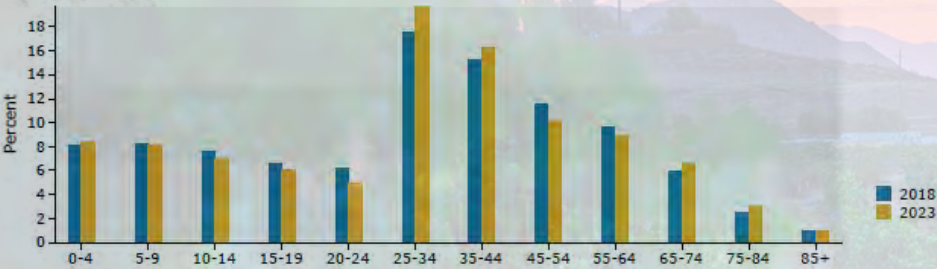
AREA DEMOGRAPHICS



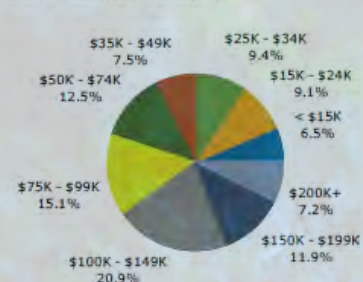
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Trends 2018-2023



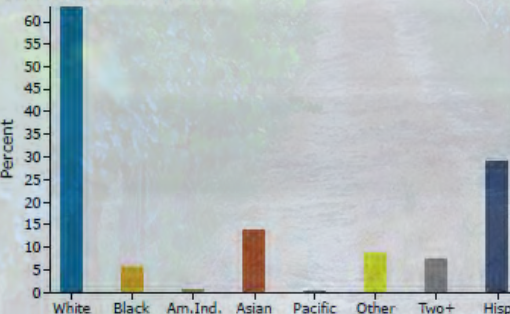
Population by Age



2018 Household Income



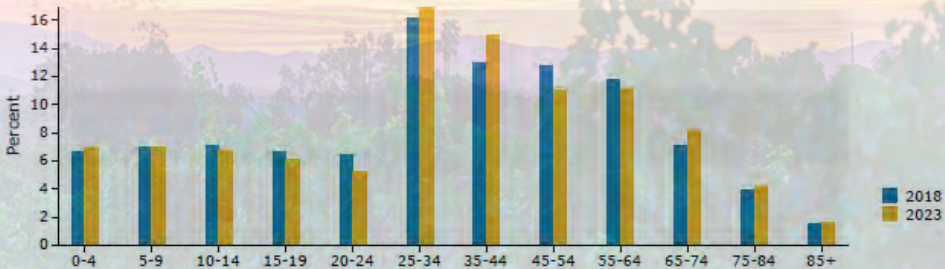
2018 Population by Race



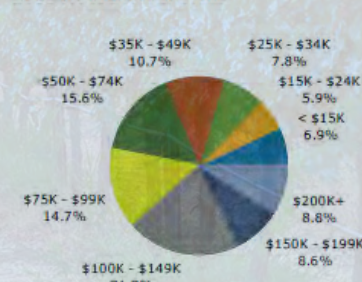
3 miles
Trends 2018-2023



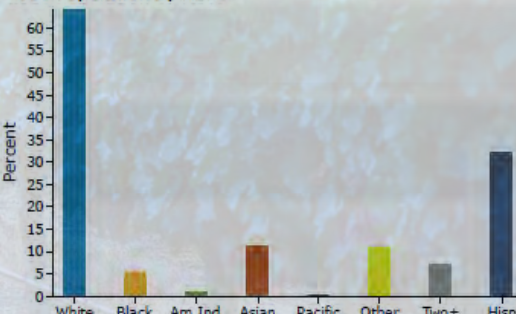
Population by Age



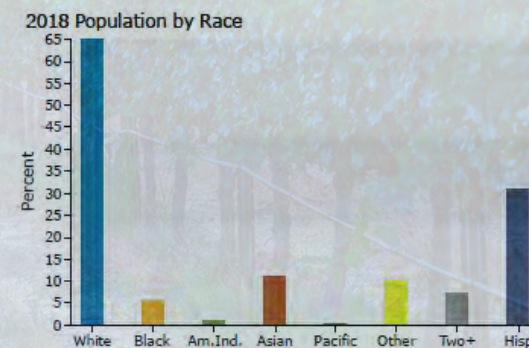
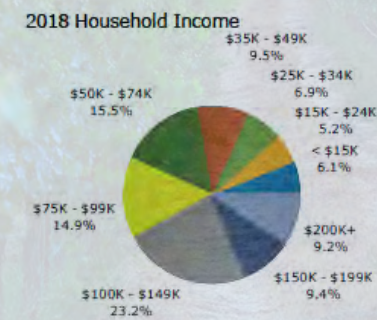
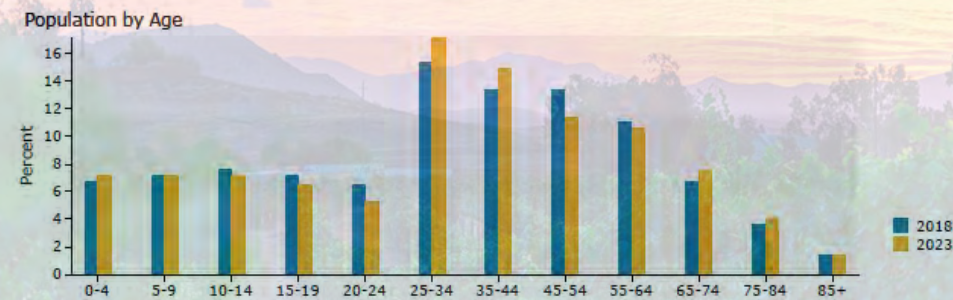
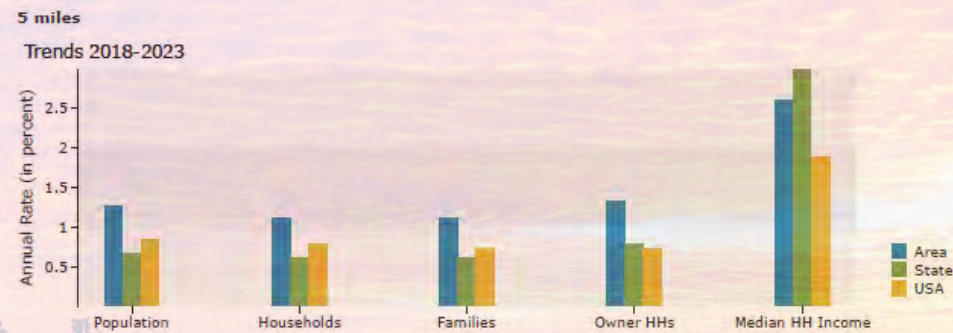
2018 Household Income



2018 Population by Race

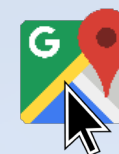


AREA DEMOGRAPHICS





40788 WINCHESTER ROAD TEMECULA, CALIFORNIA



SEARCH OUR CURRENT INVENTORY @

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