

OFFERING MEMORANDUM

8,927 SF FULLY EQUIPPED RESTAURANT

23060 Alessandro Blvd, Moreno Valley, CA 92553

Offered At: \$2,935,000



Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

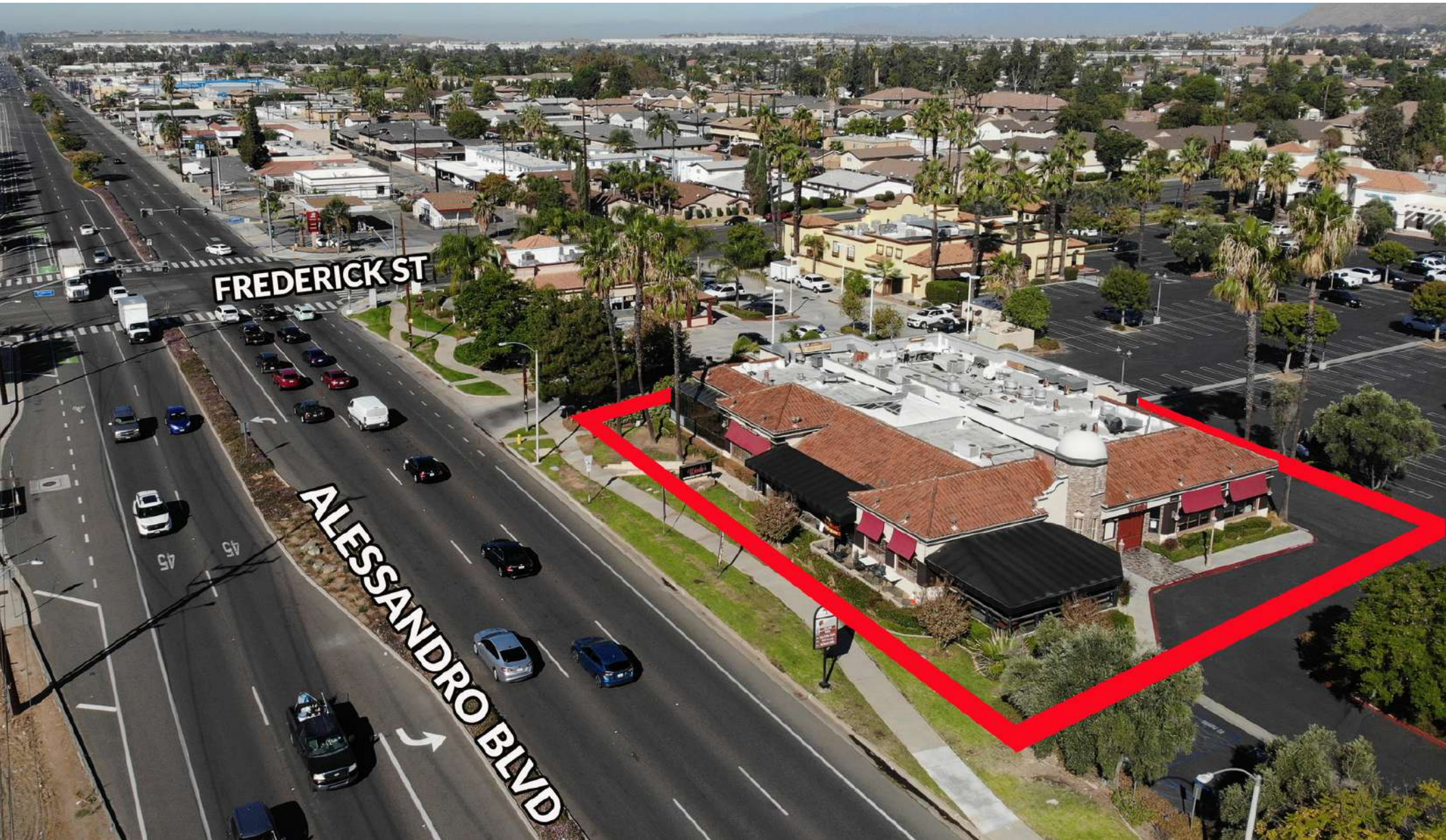
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CLOSE UP AERIAL



INVESTMENT SUMMARY

THE OPPORTUNITY

- Currently operates as Woody's Restaurant and Craft Brewery.
- Fully equipped remodeled restaurant has a commercial brewing system with entertainment permit. Type 47 license is available (call for details).
- The super-sized kitchen has upgraded hoods, stainless steel commercial smoker, buffet counter tops, and much more.
- Building comes with monument signage, excellent visibility, and exterior patio with approximately 71 seating capacity.
- This creates a unique opportunity for a buyer to purchase the building, land, FF&E's (furniture, fixture & equipment).
- SBA financing may be available for qualified buyer.

OFFERING SUMMARY

Sale Price:	\$2,935,000
Building Size:	8,927 SF
Lot Size:	22,216 SF
Year Built:	1990
Seating Capacity:	187
Down Payment:	10% (\$293,500)
Approx. Loan Payment:	\$13,504 / month
Loan Payment / SF:	\$1.51 PSF
Principal Paydown (Year 1):	\$5,133 / month
Interest Payment (Year 1):	\$0.94 PSF – Far less than leasing!



PROPERTY HIGHLIGHTS



- The property is strategically located on the signalized intersection of Frederick St and Alessandro Blvd with a traffic count of 39,000 cars per day.
- Centrally located and minutes from the I-215 / 60 Freeway.
- Within a 3-mile radius, demographics show a daytime population of 35,132 and an overall population of 133,752 with an average household income of in excess of \$67,900.
- Having surpassed 210,000 in population, Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the nation.
- Top 5 employers include March Air Force Reserve Base, Amazon, Moreno Valley Unified School District, Riverside University Health Systems Medical Center, and Ross Dress for Less distribution.
- Moreno Valley is home to 20 million square feet of distribution space including national companies such as Amazon, ALDI, Home Depot, Lowe's, O'Reilly Auto Parts, Phillips, Ross Dress for Less and Skechers.
- Purchase financing is available to owner-users through the Small Business Administration at record low interest rates. Down payments can be as little as 10%.
- If purchased with 10% down (\pm \$293,500), the monthly loan payment is estimated at \$13,504/month. This equates to \$1.51/SF – less than the estimated market lease rate for similar space in the trade area.
- After removing principal paydown and accounting for just the interest portion of the monthly payment, the cost to occupy (and own) this building is approximately \$0.94/SF – less than half the asking lease rate.
- As an owner, you can benefit from potential appreciation of the asset.

ADDITIONAL PHOTOS



CLICK HERE FOR A VIRTUAL TOUR



SBA FINANCING SUMMARY

SBA Owner-User Analysis

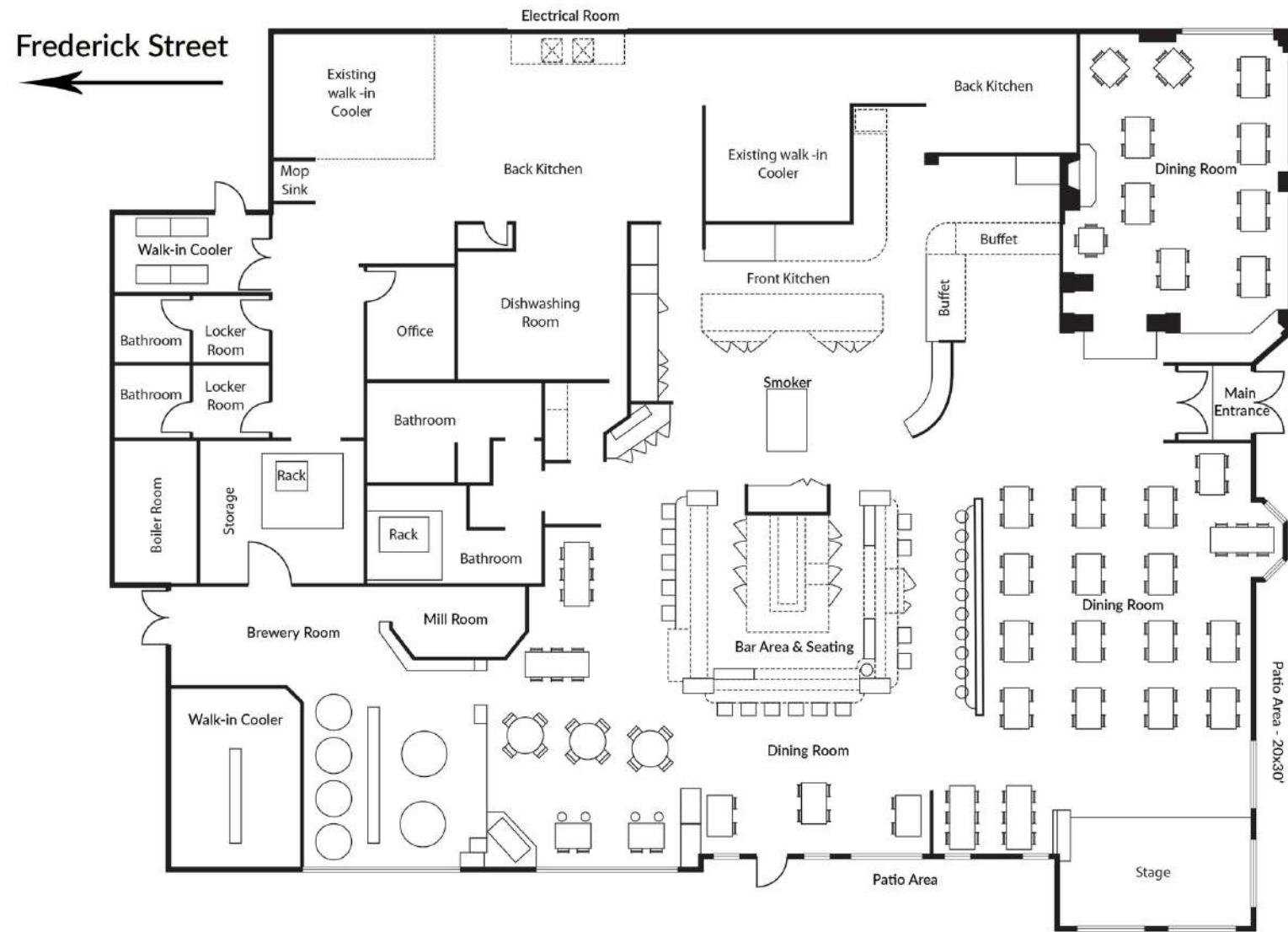
Property Size (SF)	8,927	
Purchase Price	\$2,935,000	
Tenant Improvement Costs	\$0	
Bank Fee	\$55,623	
Total Purchase Price	\$2,990,623	
Down Payment	\$293,500	(10% of Purchase Price + Loan Fees)
Total Loan Amount (approx.)	\$2,641,500	

	Monthly	Annually
Principal+Interest Payment	\$13,504	\$162,052
P+I Payment per SF	\$1.51	\$18.15
Total 1st Year Principal Paydown	\$5,133	\$61,592
Interest Payment	\$8,372	\$100,460
Interest Payment per SF	\$0.94	\$11.25

* Analysis assumes bank effective interest rate of 2.91% with 50% amortized over 25 years and 40% amortized over 25 years

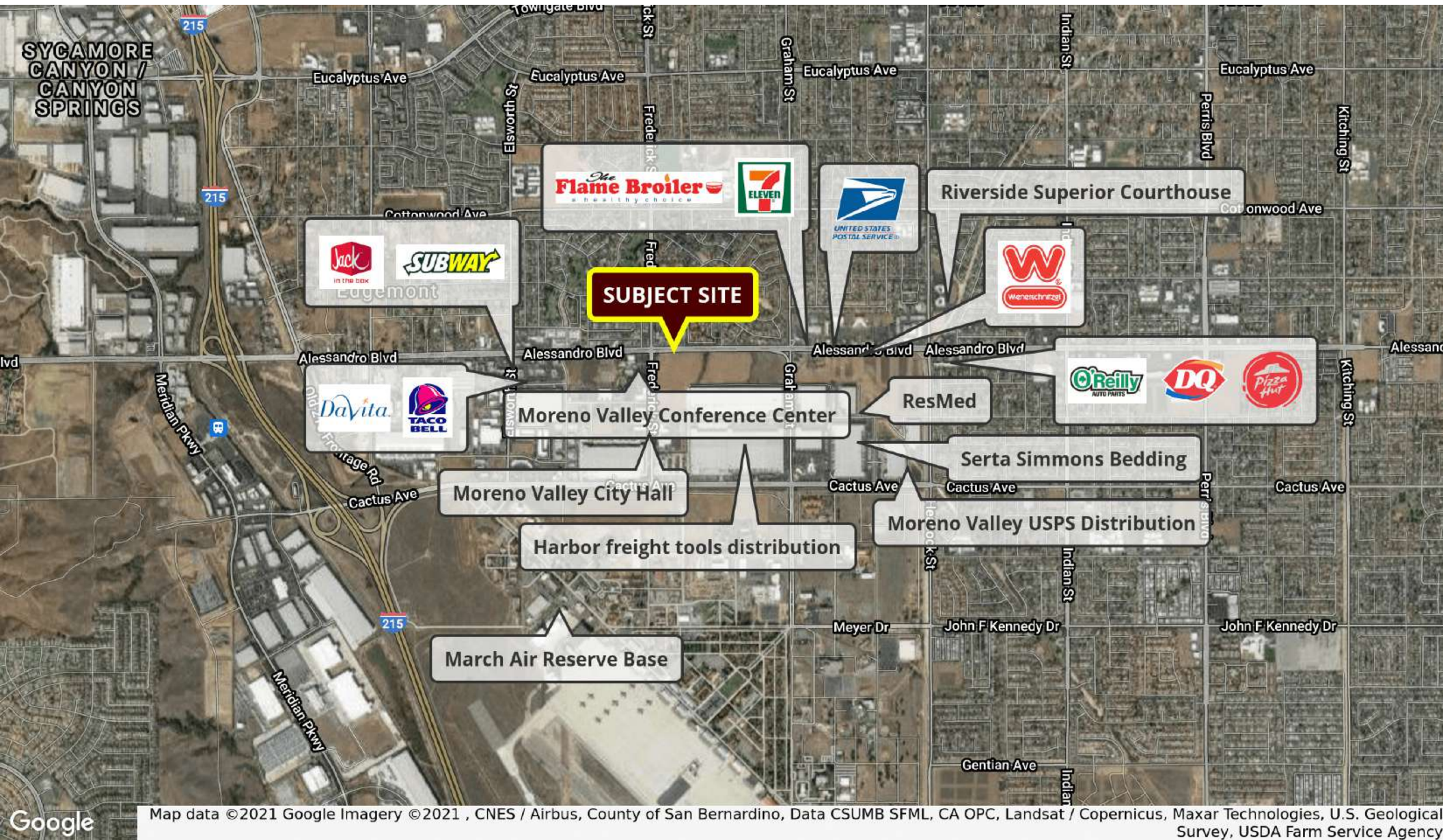
Purchasing this property with an SBA loan is like renting for only \$0.94/sf/mo!

FLOOR PLAN

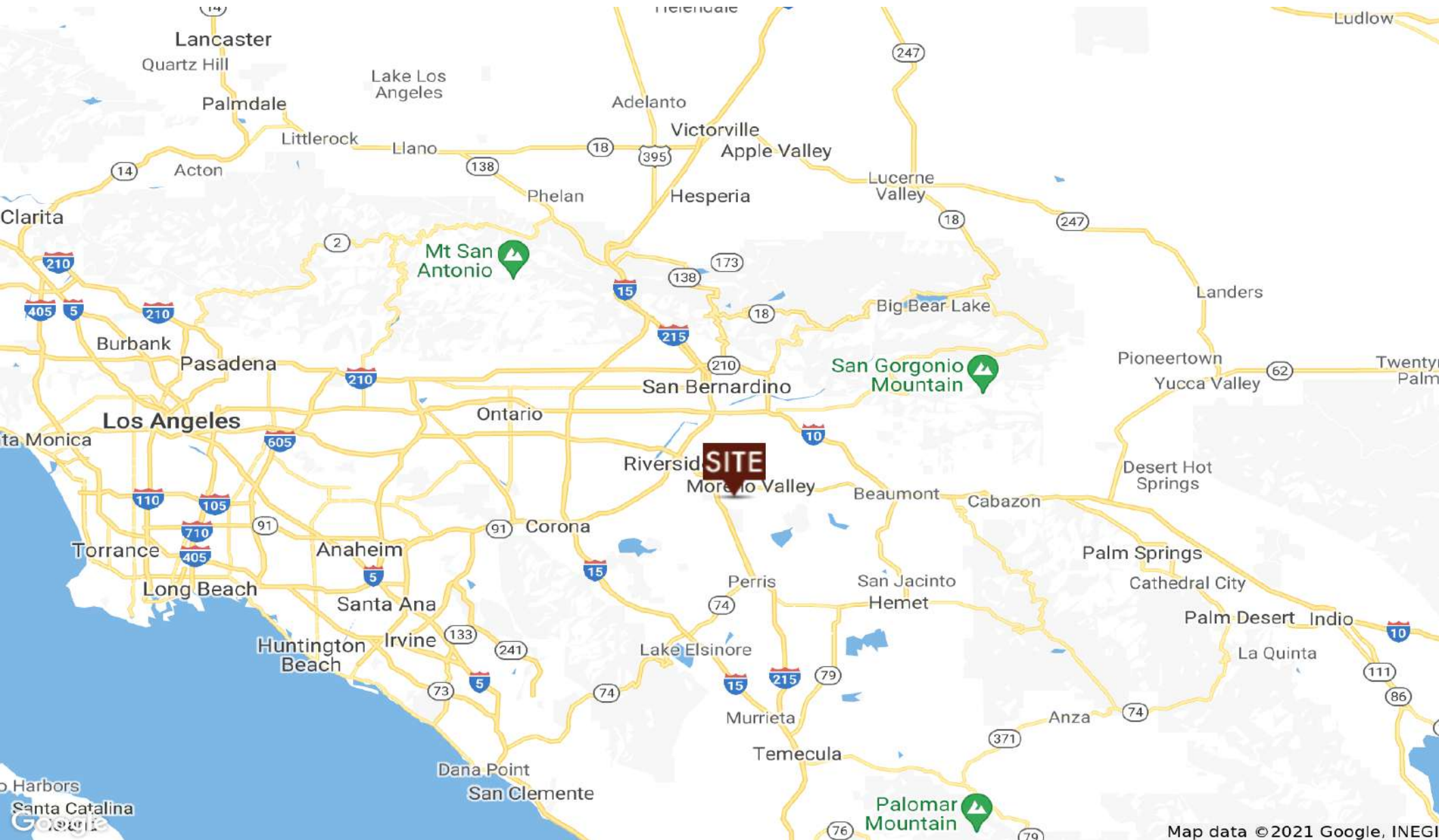


Alessandro Blvd.

RETAILER MAP



REGIONAL MAP



MORENO VALLEY RETAIL REPORT



ACCELERATING OPPORTUNITIES

DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

DEMOGRAPHIC STRENGTH

Average household income of \$86,641 with nearly 18,000 households at \$100,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



DEMOGRAPHICS

	<u>1 mi</u>	<u>2 mi</u>	<u>3 mi</u>
<u>POPULATION</u>			
2021 Total Population	17,079	66,429	133,752
2021 Median Age	29.5	30.1	31.2
2021 Average Household Size	3.7	3.7	3.7
2021 Total Households	4,580	17,895	36,013
<u>INCOME</u>			
2021 Average Household Income	\$59,735	\$57,341	\$67,948
2021 Median Household Income	\$55,780	\$55,382	\$65,550
2021 Per Capita Income	\$16,069	\$15,501	\$18,339
<u>BUSINESS SUMMARY</u>			
2021 Total Businesses	394	1,649	2,846
2021 Total Employees	4,503	19,822	35,132