INVESTMENT OFFERING
SINGLE-TENANT NET LEASE

11430 BEACH BLVD
STANTON, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

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PROPERTY DETAILS

GENERAL SUMMARY

Address	11430 Beach Blvd, Stanton, CA 90680
APN	131-691-67
Building Size	±3,315 SF
Area Size	±0.67 AC (±29,337 SF)
Year Built	2019
Parking	±33 (9.95 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Traffic Counts	Beach Blvd: ±66,254 ADT Orangewood Ave: ±7,372 ADT

LEASE ABSTRACT

Tenant	Wendy's
Rent Commencement	January 1, 2019
Lease Expiration	December 31, 2038
Remaining Lease Term	±12.5 Years
Renewal Options	Five (5) - 5 Years
Current Annual Rent	$242,000
Rent Increases	10% Every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
ROFR/ROFO	None

PURCHASE PRICE $5,377,778 | **CAP RATE** 4.50% | **NOI** $242,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2028	$242,000	$20,166.67	4.50%
1/1/2029 - 12/31/2033	$266,200	$22,182.33	4.95%
1/1/2034 - 12/31/2038	$292,820	$24,401.67	5.45%
Option 1: 1/1/2039 - 12/31/2043	$322,102	$26,841.83	5.99%
Option 2: 1/1/2044 - 12/31/2048	$354,312	$29,526.02	6.59%
Option 3: 1/1/2049 - 12/31/2053	$389,743	$32,478.62	7.25%
Option 4: 1/1/2054 - 12/31/2058	$428,718	$35,726.48	7.97%
Option 5: 1/1/2059 - 12/31/2063	$471,590	$39,299.13	8.77%

INVESTMENT HIGHLIGHTS

SECURE LONG-TERM INVESTMENT
Fee simple ownership backed by approximately 12.5 years of remaining primary lease term, combining stable tenant income with residual land value.

HIGH-TRAFFIC SIGNALIZED CORNER
Positioned at the signalized intersection of Beach Boulevard and Orangewood Avenue, capturing ~73,600 vehicles per day at the intersection, with Beach Blvd alone drawing ±66,254 ADT as one of Orange County's primary north-south commercial corridors.

DENSE, AFFLUENT ORANGE COUNTY TRADE AREA
Nearly 680,000 residents within 5 miles at an average household income above $131,000, positioning the subject within one of Orange County's densest and most affluent QSR trade areas.

EXPERIENCED MULTI-UNIT FRANCHISEE
Tenant is a seasoned multi-brand California-based Wendy's franchisee with 34 years of operating experience currently running 48 Wendy's restaurants, including three recently opened locations in SoCal. Continuous unit growth, along with additional projects under development, further support the operator's regional density for long-term operational stability.

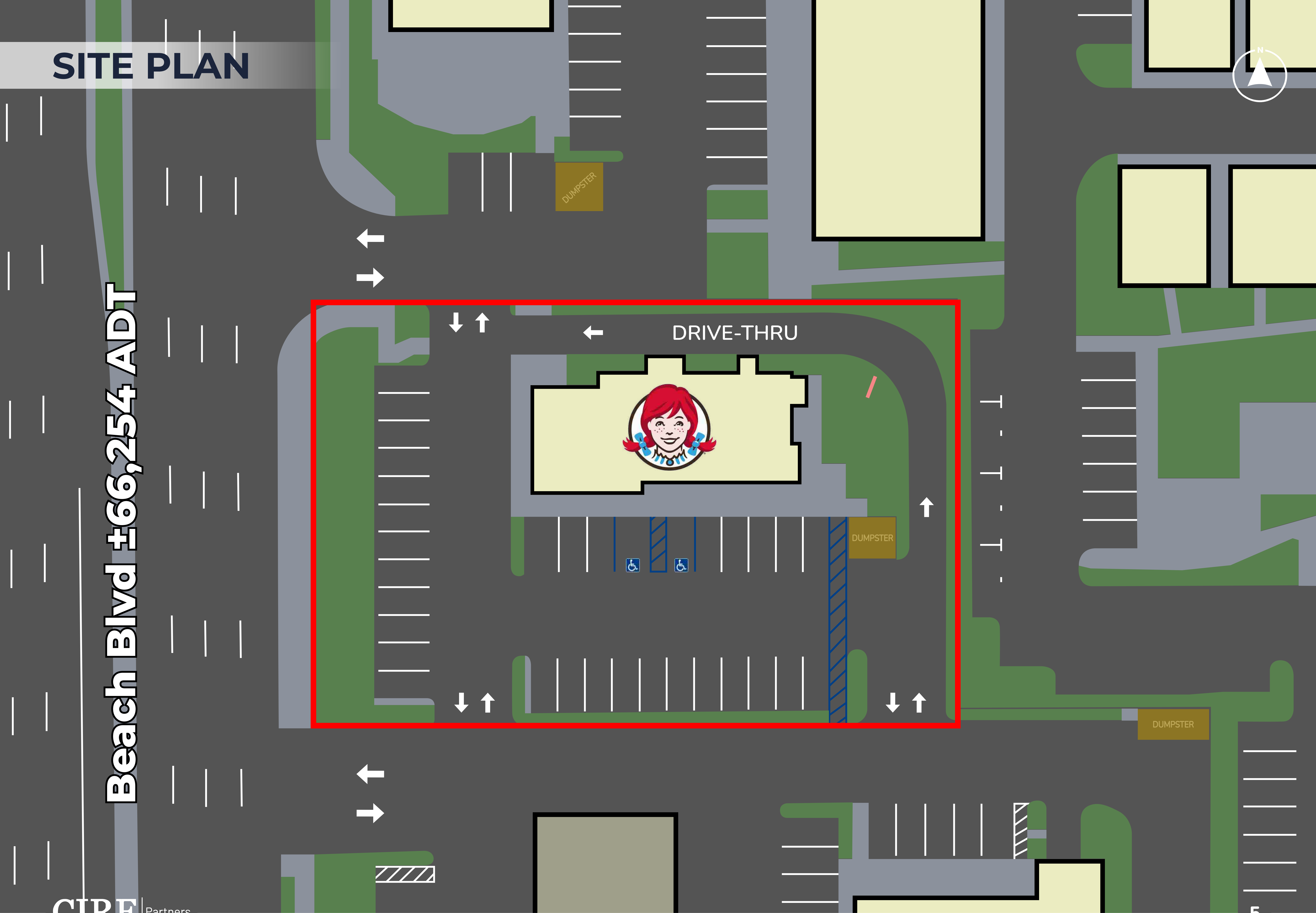
ABSOLUTE NNN LEASE STRUCTURE
A truly passive investment, with the tenant covering all expenses, including property taxes, insurance, repairs, and self maintaining the property. Zero landlord responsibilities.

HEDGE AGAINST INFLATION
10% rental increases every five years in the base term and each of the five 5-year renewal options, providing for up to 37+ years of programmed rent growth during remaining term and options.

STATE-OF-THE-ART 2019 CONSTRUCTION
Built new in 2019 to Wendy's latest prototype with an efficient drive-thru layout on a large drive-thru parcel with ±33 parking stalls (9.95/1,000 SF), supporting long-term tenant retention and asset durability.

RECESSION-RESILIENT INCOME
Wendy's is the second-largest hamburger QSR chain in the United States by system sales and has historically outperformed the broader restaurant sector in downturns, as value-oriented consumers trade down from casual dining. Value and convenience positioning support durable site-level performance across economic cycles.

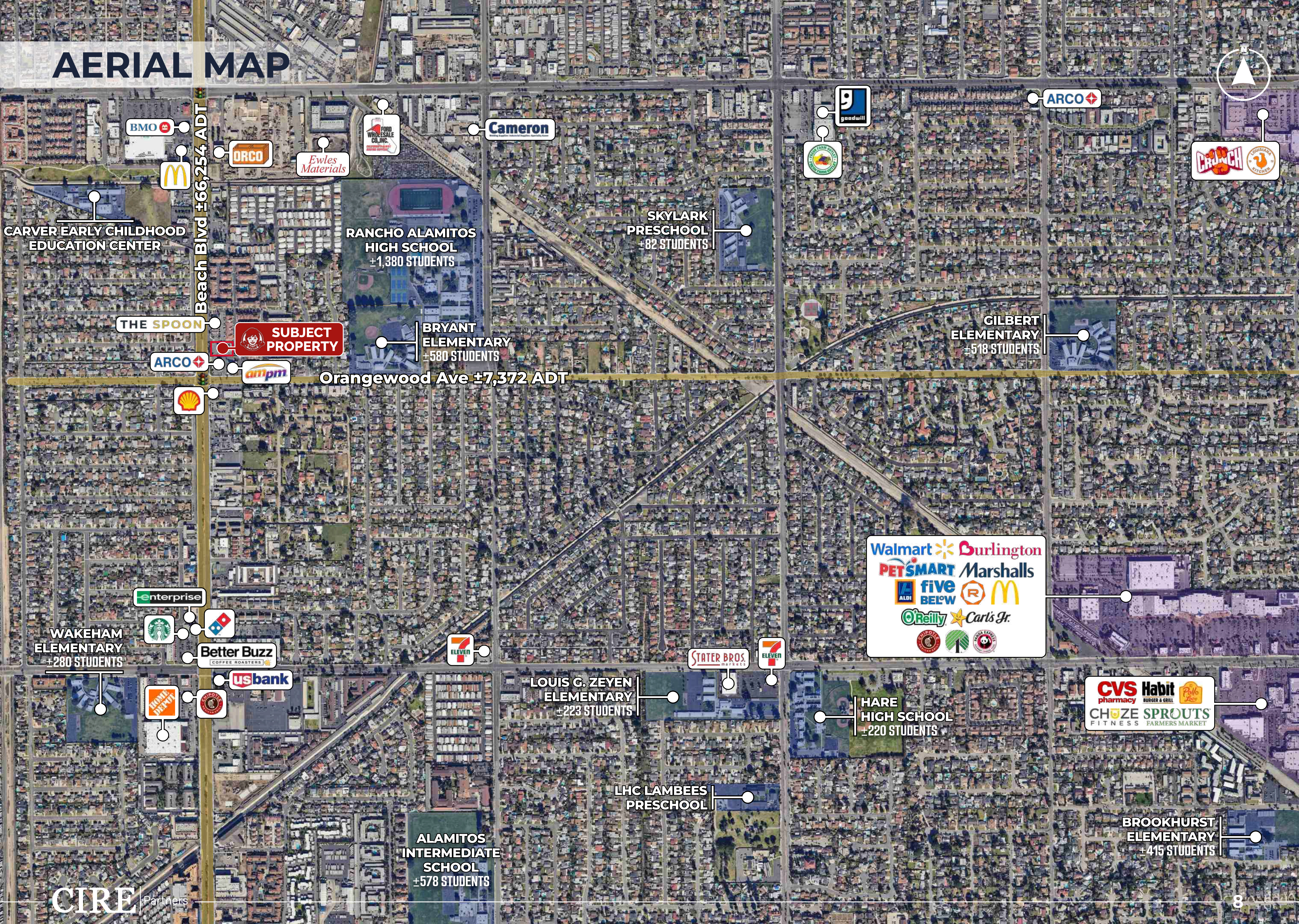
SITE PLAN


DRIVE-THRU
DUMPSTER
DUMPSTER
DUMPSTER
Beach Blvd ±66,254 ADT

OVERHEAD PHOTO

AERIAL PHOTO

AERIAL MAP



BMO
ORCO
Ewles Materials
Ford Wholesale Co. Inc.
Cameron
goodwill
ARCO
Crunch
CARVER EARLY CHILDHOOD EDUCATION CENTER
Beach Blvd ±66,254 ADT
RANCHO ALAMITOS HIGH SCHOOL ±1,380 STUDENTS
SKYLARK PRESCHOOL ±82 STUDENTS
THE SPOON
SUBJECT PROPERTY
BRYANT ELEMENTARY ±580 STUDENTS
GILBERT ELEMENTARY ±518 STUDENTS
ARCO
ampm
Orangewood Ave ±7,372 ADT
Walmart
Burlington
PETSMART
Marshalls
ALDI
five BELOW
O'Reilly
Carl's Jr.
enterprise
WAKEHAM ELEMENTARY ±280 STUDENTS
Better Buzz
COFFEE ROASTERS
usbank
7 ELEVEN
STATER BROS. markets
7 ELEVEN
LOUIS G. ZEYEN ELEMENTARY ±223 STUDENTS
HARE HIGH SCHOOL ±220 STUDENTS
CVS pharmacy
Habit BURGER & GRILL
CHUZE FITNESS
SPROUTS FARMERS MARKET
LHC LAMBEES PRESCHOOL
BROOKHURST ELEMENTARY ±415 STUDENTS
ALAMITOS INTERMEDIATE SCHOOL ±578 STUDENTS

REGIONAL MAP

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2026)	26,485	280,082	679,446
Projected Population (2031)	26,996	282,911	681,145
Median Age (2026)	39.4	39.3	39.5
Wealth Index (2026)	91	92	105

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2026)	$124,869	$120,808	$131,092
Projected Average Household Income (2031)	$146,397	$138,874	$149,852
Projected Annual Growth (2025-2036)	3.23%	2.83%	2.71%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2026)	$92,744	$93,714	$102,340
Projected Median Household Income (2031)	$110,553	$108,957	$117,943
Projected Median Annual Growth(2026-2031)	3.58%	3.06%	2.88%

Households	1 Mile	3 Miles	5 Miles
Households (2026)	7,464	85,771	209,175
Projected Households (2031)	7,761	87,893	212,753
Projected Annual Growth (2026-2031)	0.78%	0.49%	0.34%
Average Household Size (2026)	3.48	3.22	3.21

STANTON, CA

G
3.2%
Greatest Gen
Born in 1945/Earlier

B
16.6%
Baby Boomer
Born in 1946 to 1964

X
20.1%
Generation X
Born in 1965 to 1980

M
25.5%
Millennial
Born in 1981 to 1998

Z
23.8%
Generation Z
Born in 1999 to 2016

A
10.9%
Alpha
Born in 2017 to Present

MARKET OVERVIEW

Stanton, CA

Nestled in the vibrant region of Orange County, Stanton is a welcoming city that offers residents a blend of suburban charm, diverse amenities, and a strong sense of community. Situated in Southern California, Stanton provides an ideal environment for those seeking a balanced lifestyle with convenient access to urban attractions and natural beauty.

Encompassing approximately 3.1 square miles, Stanton is home to a diverse population of over 38,000 residents. Its strategic location near major highways, including State Route 22 and Interstate 5, provides convenient access to neighboring cities such as Anaheim, Garden Grove, and Westminster, as well as to popular destinations like Disneyland, Knott's Berry Farm, and the beautiful beaches of Orange County.

Stanton boasts a rich history that dates back to its incorporation in 1956. The city's commitment to fostering a close-knit community is evident in its well-maintained neighborhoods, community centers, and public spaces that encourage residents to connect and engage with one another.

The economic landscape of Stanton is diverse, supported by a mix of industries including retail, healthcare, manufacturing, and professional services. The city’s business-friendly environment and central location have attracted a variety of businesses and entrepreneurs, contributing to its economic vitality and growth.

Stanton's natural beauty and recreational amenities are significant draws for outdoor enthusiasts. The city offers several parks and recreational facilities, including Stanton Central Park, Harry M. Dotson Park, and Hollenbeck Park, providing residents with opportunities for sports, picnics, and leisurely strolls.

The city is known for its strong sense of community and family-friendly atmosphere. Stanton hosts numerous cultural and recreational events throughout the year, such as the annual Stanton Summerfest and Halloween Fun With Family & Friends, fostering a vibrant and inclusive community spirit.

±25 miles southeast of Los Angeles, offering easy access to major freeways and nearby cities
Just a short drive from Disneyland Resort, Knott's Berry Farm, and other destinations.
Known for its more affordable housing options compared to surrounding Orange County cities.
Home to popular parks like Stanton Central Park and Harry M. Dotson Park.

TENANT PROFILE

Wendy's

Wendy's, founded in 1969 by Dave Thomas, is one of the largest and most recognized quick-service restaurant chains in the world. Headquartered in Dublin, Ohio, Wendy's operates more than 6,500 locations globally, with a strong presence throughout the United States. The brand is renowned for its fresh, made-to-order hamburgers, chicken sandwiches, and iconic Frosty desserts, setting it apart from competitors with its emphasis on quality and customer satisfaction.

Wendy's commitment to quality and service extends to its highly efficient drive-thru operations, digital ordering platforms, and mobile app. These efforts cater to the growing demand for convenience while maintaining a high level of service. As a result, Wendy's has become a top choice for consumers seeking a quick yet high-quality dining experience, driving significant foot traffic and strong sales performance across its locations.

With a solid financial foundation and a global brand presence, Wendy's is a highly desirable tenant in the commercial real estate market. The brand's proven track record of success, loyal customer following, and high average unit volumes make it a reliable addition to retail properties. Landlords value Wendy's for its ability to consistently generate customer traffic, which benefits not only the restaurant itself but also surrounding businesses in retail centers.

In recent years, Wendy's has implemented a strong growth strategy, focusing on modernizing its restaurant designs, expanding its breakfast offerings, and rolling out new digital ordering and delivery services. These initiatives have contributed to Wendy's continued success, allowing the brand to stay competitive in the ever-evolving fast-food landscape.

In addition to its business success, Wendy's is known for its corporate responsibility and charitable efforts. The company is committed to sustainability initiatives, such as reducing energy usage in its restaurants and sourcing more sustainable food products. Wendy's also supports the Dave Thomas Foundation for Adoption, which is dedicated to helping children in foster care find permanent, loving homes. These values resonate with consumers and strengthen the brand's positive reputation.

Total revenue for fiscal year 2024 increased by 2% from 2023, to $2.2 billion
In 2024 Wendy's achieved its 14th consecutive year of same-restaurant sales growth
Added 157 net new restaurants globally in 2025 (+2.2% unit growth)
±70% of Wendy's new restaurants will include digital ordering kiosks and drive-thru

Year Founded	1969
Headquarters	Dublin, OH
Website	www.wendys.com
Total Locations	±7,400
U.S. Systemwide Sales	±$12.55 Billion (2024)
Average Sales Per Unit	±$2.10 Million (2023)
Ownership	Public
Stock Symbol	WEN

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