

14321 BEAR VALLEY ROAD, VICTORVILLE, CA 92392



Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

SUBJECT



102,606  
CARS PER DAY

Barstow Fwy.



Amargosa Rd.

42,328  
COMBINED  
CARS PER DAY

Bear Valley Rd.

39,203  
COMBINED  
CARS PER DAY

Mall Blvd.



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**Marcus & Millichap**  
OVANESS-ROSTAMIAN GROUP



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01

# EXECUTIVE SUMMARY

# THE OFFERING

## PROPERTY DESCRIPTION

Property	Archibald's Drive-Thru
Property Address	14321 Bear Valley Road
City, State, ZIP	Victorville, CA 92392
Total Building Size	3,094 SF
Total Land Size	38,002 SF (±0.87 AC)

## THE OFFERING

Current Cap Rate	6.00%
2029 ProForma Cap Rate	6.60%
Total Rental Income (GLA):	\$152,460

## LEASE SUMMARY

Property Type	Net Leased Restaurant
Tenant	Archibald's Drive-Thru
Original Lease Term	20 Years
Lease Commencement	August 1, 2014
Lease Expiration	July 31, 2034
Lease Term Remaining	8 Years
Lease Type	Absolute NNN Lease
Landlord Responsibilities	None
Rental Increase	10% Rental Increases Every 5 Years
Options to Renew	Four 5-Year Extension Options



 **\$2,541,000**



# INVESTMENT HIGHLIGHTS

## **Absolute NNN Drive-Thru Concept | Fee Simple Ownership | Zero Landlord Responsibilities**

All common area costs, taxes, insurance, and property maintenance are handled by the tenant, offering a straightforward, management free asset for passive investors. The property features a dedicated drive-thru, a critical component for QSR performance and one of the most sought-after retail formats among investors. Drive-thru assets continue to outperform traditional retail due to convenience-driven demand.

## **8 Years Remaining on Initial Term | 10% Increases Every 5 Years | Next Increase 2029**

The original 20-year lease has 8 years remaining on term with Four (5) Year Options. Also, the lease features structured 10% rental increases every five years, providing a strong hedge against inflation and ensuring consistent income growth over the hold period.

## **Archibald's | Established Regional Operator with Proven Concept**

Leased to Archibald's, a well-known Inland Empire fast-casual operator with a long-standing 12 Year presence in the market. The tenant offers a diverse menu including breakfast, lunch, and dinner, driving consistent all-day traffic.

## **Prime Victorville Location | High Traffic Retail Corridor**

Strategically located at the high traffic signalized entrance to Dunia Plaza, a dominant regional shopping center anchored by Lowe's and Walmart. The property benefits from exceptional visibility, exceptional traffic counts, and direct access off the I-15 Freeway (102,606 Cars Per Day) and Bear Valley Road / Mall Boulevard (39,203 Combined Cars Per Day), one of Victorville's primary retail corridors.

## **Directly Across from Victor Valley Mall | Regional Retail Hub**

Positioned directly across from the 577,000 SF Mall of Victor Valley, a dominant regional draw anchored by Dick's Sporting Goods, Macy's, and JCPenney. The property benefits from significant crossover traffic and consistent consumer activity generated by one of the High Desert's primary shopping destinations with further draw from major tenants such as Walmart, Best Buy, Kohls, Michaels, BJ's, Chilli's, Applebee's, Panera Bread and more.

## **Strong 5-Mile Demographics | Dense Population with Daily-Needs Demand**

Over 196,000 people in a 5-mile radius with average household income of \$91,290. Strong synergy with the nearby employment centers and residential neighborhoods supports long term performance.



# INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the opportunity to acquire a true absolute NNN drive-thru asset offering fee-simple ownership with zero landlord responsibilities. The tenant covers all CAM, taxes, insurance, and property maintenance, providing a fully passive investment. The property features a high-performing drive-thru format—one of the most sought-after models in today's QSR and retail market—supported by a long-term lease with eight years remaining, four five-year options, and scheduled 10% rent increases every five years.

The site is leased to Archibald's, a proven Inland Empire operator with more than twelve years of established market presence and consistent all-day traffic. Strategically positioned at the signalized entrance to Dunia Plaza, the property benefits from strong visibility, national co-tenancy, and excellent access to the I-15 Freeway (102,606 cars per day) and Bear Valley Road / Mall Boulevard (39,203 combined cars per day). It sits directly across from the Mall of Victor Valley, drawing steady crossover activity from major retailers such as Dick's Sporting Goods, Macy's, JCPenney, Walmart, Best Buy, Kohl's, Michaels, BJ's, Chili's, Applebee's, Panera Bread, and more.

The surrounding five-mile trade area includes over 196,000 residents with average household incomes above \$91,000, supported by nearby employment centers and established residential neighborhoods—creating strong daily-needs demand and reinforcing the long-term stability of the location.





02

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

 **PARKING:**  
48 Spaces

 **ZONING:**  
C2

 **TOTAL BUILDING SIZE:**  
3,094 SF

 **TOTAL LOT SIZE:**  
38,002 SF (±0.87 AC)

 **APN:**  
3072231170000

 **YEAR BUILT:**  
2001

 **ADDRESS:**  
14321 BEAR VALLEY ROAD,  
VICTORVILLE, CA 92392



# TENANT PROFILE



## COMPANY OVERVIEW

Headquarters	Ontario, California
Founded	January 19, 2000
Website	<a href="http://www.archibaldsburgers.com">www.archibaldsburgers.com</a>
Employees	Estimated 50-100 (Across All Locations)
Number of Locations	4
Revenue	About \$5M - \$10M Annually

## ABOUT ARCHIBALD'S

Archibald's Drive-Thru is a well-loved Southern California chain offering fresh, made-to-order comfort food with a broad menu that includes classic burgers, all-day breakfast, and Mexican-inspired favorites. With locations across Menifee, Chino Hills, Ontario, Victorville, and more, the restaurant is known for generous portions, specialty items like the Frisco Boy Burger and DUI Fries, and a lively, sports-themed atmosphere featuring TVs and a family-friendly vibe. Archibald's has grown into a reliable local staple where guests can enjoy everything from quick drive-thru meals to relaxed indoor dining with craft beer on tap.



**Dunia Plaza**

verizon | DOLLAR TREE | KOHL'S | Michaels | STAPLES | LOWE'S | SONIC | Panera | Freddy's | chili's | Applebees | Carinos | Yolo loco | Wendy's

**The Mall of Victor Valley**

macy's | jcpenny | DICK'S SPORTING GOODS | BARNES & NOBLE | CINEMARK | GNC | T-Mobile | charlotte russes | Famous Footwear | Lids | HOLLISTER | VANS | Bath & Body Works | claire's | GameStop | K A Y JEWELERS | Red Robin | ZALES | zumiez | SUBWAY | sunglass hut

SPROUTS FARMERS MARKET | HOBBY LOBBY | GameStop | Jack in the Box | BR | AT&T | PETSMART | BANK OF AMERICA

POPEYES | BURGER KING

STATER BROS. markets | DEL TACO | McDonald's | Walgreens

**SUBJECT**

ARCHIBAD'S DRIVE-THRU

BEST BUY | ups | Jimmy John's | BIG 5 SPORTING GOODS

WSS | McDonald's | Dutch Bros | planet fitness

**Hi Desert Plaza Shopping Center**

dd's DISCOUNTS | GROCERY OUTLET | DOLLAR TREE | Jack in the Box | 9 | goodwill

**Victor Valley Town Center**

VONS | petco | ROSS DRESS FOR LESS | Pizza Hut | Starbucks | TACO BELL | Carls Jr. | DEL TACO

FedEx Ship Center

ExtraSpace Storage

Desert Valley Hospital  
148 Beds

Bear Valley Rd.

Walmart

42,328 COMBINED CARS PER DAY

Smart & Final

FOOD 4 LESS | metro | RITE AID | CVS/pharmacy | Starbucks | HARBOR FREIGHT TOOLS

IN-N-OUT | jiffy lube | Walgreens

Walgreens

15,372 Students

HAWTHORN SUITES BY WYNDHAM

Old Country Store | Starbucks | BJs | Carls Jr. | POPEYES

POPEYES

DQ

102,084 CARS PER DAY

Maple Elementary School  
970 Students

Eucalyptus Elementary School  
737 Students

Hesperia Junior High School  
1,164 Students

Barstow Fwy.

Amarigosa Rd.

Hesperia Rd.

15



**Dunia Plaza**

verizon **DOLLAR TREE**  
**KOHL'S** Michaels **STAPLES**  
**LOWE'S** SONIC Panera **Freddy's**  
 chilis Applebees Carinos Poffo go-go Wendy's

**SUBJECT**

**ARCHIBAD'S DRIVE-THRU**

**The Mall of Victor Valley**

★ macy's jcpenny **DICK'S SPORTING GOODS** BARNES & NOBLE  
 CINEMARK GNC T-Mobile  
 charlotte russe Famous Footwear Lids HOLLISTER VANS  
 Bath Body Works claire's GameStop K A Y JEWELERS Red Robin  
 ZALES zumiez SUBWAY sunglass hut

**SPROUTS FARMERS MARKET** **HOBBY LOBBY**  
 GameStop Jack in the Box BR  
**PET SMART** AT&T  
**BANK OF AMERICA**

**CRACKER BARRELL'S**

**Walmart**

theVitamin Shoppe.

Jimmy John's

**BEST BUY** ups  
 Farmer Boys DELICIOUS. BURGERS & MORE

**BIG 5** SPORTING GOODS

Olive Garden

**Ashley** HOMESTORE

Chick-fil-A McDonald's  
**WSS**

**Bj's**

T-Mobile

Red Lobster

Planet Fitness

Bear Valley Rd.

Mall Blvd.

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 COMBINED CARS PER DAY

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 CARS PER DAY

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Barstow Fwy.





**Dunia Plaza**

verizon ✓ **DOLLAR TREE**  
**KOHL'S** Michaels **STAPLES**

**LOWE'S** SONIC Panera **Freddy's**  
 chillis Applebees Carino's Poffo Loco Wendy's

**SUBJECT**

**ARCHIBAUD'S**  
 DRIVE-THRU

**The Mall of Victor Valley**

★ macy's jcpenny **DICK'S** BARNES & NOBLE  
 SPORTING GOODS

**CINEMARK** **GNC** T-Mobile

charlotte FUSSE Famous Footwear **Lids** HOLLISTER **VANS**  
 Bath Body Works **claire's** GameStop KAY JEWELERS Red Robin

**ZALES** zumiez **SUBWAY** sunglasses hut

**Starbucks**  
**Bj's**

**Walmart**

**BIG 5**  
 SPORTING GOODS

**BEST BUY** **UPS**  
 FarmerBoys  
 BREAKFAST. BURGERS. & MORE.

**theVitamin Shoppe.**

T-Mobile

Jimmy John's

**Red Lobster**

**102,084**  
 CARS PER DAY

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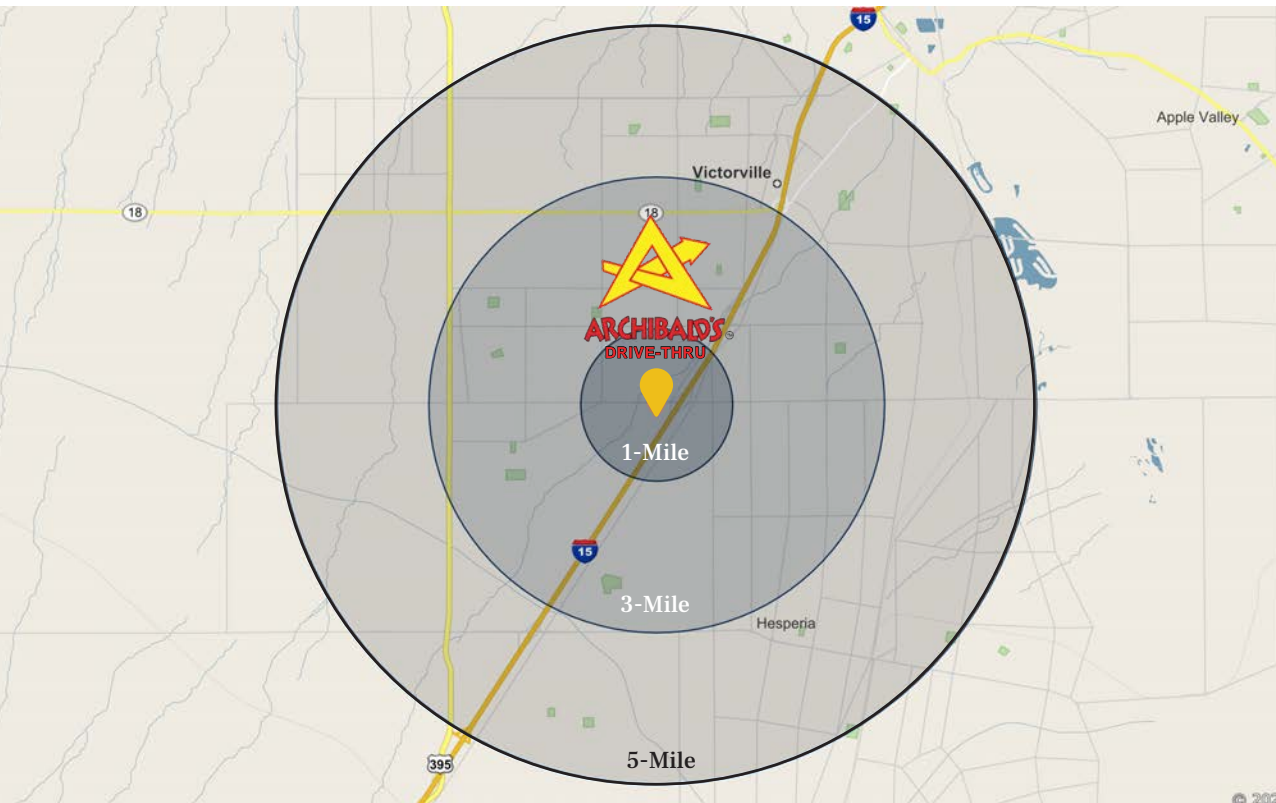


03

# LOCATION & MARKET OVERVIEW

# VICTORVILLE, CALIFORNIA

Victorville is a welcoming High Desert community known for its sunny climate, scenic desert views, and convenient access to major highways like Interstate 15. The city blends suburban comfort with cultural charm, highlighted by its Route 66 heritage and popular local events such as festivals and farmers markets. With plenty of outdoor recreation, including hiking and picnicking at Mojave Narrows Regional Park, plus a growing business environment and affordable living, Victorville offers a balanced and appealing lifestyle for residents and visitors alike. Its strong community spirit and year-round sunshine make it an inviting place to enjoy both outdoor activities and local culture.



## CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



**196,182**  
2025 POPULATION



**\$91,290**  
2025 AVERAGE HOUSEHOLD INCOME



**56,856**  
2025 TOTAL HOUSEHOLDS



**± 38 Minute Drive**  
SAN BERNARDINO, CA

PALM SPRINGS

**87**  
MILES

LOS ANGELES

**78**  
MILES

SAN DIEGO

**145**  
MILES

FRESNO

**248**  
MILES

SAN FRANCISCO

**364**  
MILES

SACRAMENTO

**366**  
MILES

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	9,973	87,405	200,576
<b>2025 Estimate</b>			
Total Population	9,824	85,366	196,182
<b>2020 Census</b>			
Total Population	9,736	82,580	191,851
<b>2010 Census</b>			
Total Population	8,745	72,400	166,948
<b>Daytime Population</b>			
2025 Estimate	6,522	64,857	146,626
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	2,884	25,110	58,220
<b>2025 Estimate</b>			
Total Households	2,834	24,471	56,856
Average (Mean) Household Size	3.4	3.4	3.4
<b>2010 Census</b>			
Total Households	2,740	23,247	54,244
<b>2010 Census</b>			
Total Households	2,576	20,797	48,245
<b>Occupied Units</b>			
2030 Projection	2,985	26,376	61,225
2025 Estimate	2,933	25,700	59,787
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$150,000 or More	16.0%	15.4%	14.1%
\$100,000-\$149,999	22.5%	19.2%	19.3%
\$75,000-\$99,999	12.7%	15.3%	14.8%
\$50,000-\$74,999	20.1%	16.4%	17.6%
\$35,000-\$49,999	7.5%	10.4%	10.9%
Under \$35,000	21.1%	23.3%	23.4%
Average Household Income	\$95,076	\$92,700	\$91,290
Median Household Income	\$81,983	\$78,254	\$76,327
Per Capita Income	\$27,499	\$26,522	\$26,086

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$83,665	\$80,556	\$79,570
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$32,840	\$31,616	\$31,176
Transportation	\$13,708	\$13,319	\$13,195
Food	\$12,241	\$11,894	\$11,809
Personal Insurance and Pensions	\$10,885	\$10,317	\$10,196
Entertainment	\$3,786	\$3,646	\$3,603
Apparel	\$2,672	\$2,534	\$2,524
Cash Contributions	\$2,318	\$2,199	\$2,144
Education	\$1,536	\$1,480	\$1,460
Personal Care Products and Services	\$1,149	\$1,111	\$1,094
Alcoholic Beverages	\$723	\$685	\$673
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	9,824	85,366	196,182
Under 20	30.9%	31.6%	33.0%
20 to 34 Years	21.6%	21.5%	21.2%
35 to 39 Years	6.4%	6.8%	7.0%
40 to 49 Years	12.1%	12.4%	12.5%
50 to 64 Years	16.3%	15.7%	15.1%
Age 65+	12.7%	11.9%	11.2%
Median Age	33.0	33.0	32.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	6,110	52,403	117,843
Elementary (0-8)	10.3%	8.5%	9.2%
Some High School (9-11)	15.6%	12.7%	12.6%
High School Graduate (12)	32.5%	30.0%	30.8%
Some College (13-15)	21.9%	25.7%	25.4%
Associate Degree Only	8.2%	9.7%	9.1%
Bachelor's Degree Only	8.9%	9.6%	9.1%
Graduate Degree	2.5%	3.7%	3.8%

# RIVERSIDE-SAN BERNARDINO OVERVIEW

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## METRO HIGHLIGHTS

### STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

### DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

### STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

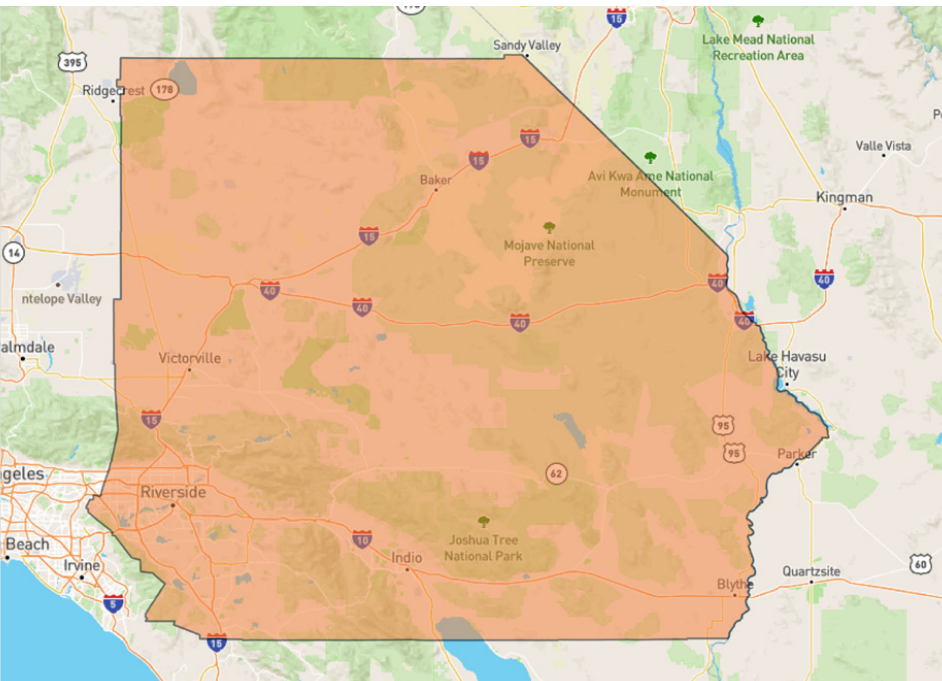
## ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.





# 04

## FINANCIAL ANALYSIS

# PRICING

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## PRICING SUMMARY

<b>Price:</b>	<b>\$2,541,000</b>		
Down Payment:	\$1,270,500	50% Down Payment	
Current Cap Rate:	6.00%	Current Cash on Cash:	4.84%
2029 ProForma Cap Rate:	6.60%	2029 Proforma Cash on Cash:	6.04%
Year Built/Renovated:	2001		
Total Building Size:	3,094		
Price Per Square Foot:	\$821	Parking:	48 spaces
Lot Size (SF):	38,002	Land Price PSF:	\$67

## FINANCING

	<b>Proposed Financing</b>
Loan Balance:	\$1,270,500
LTV:	50%
Term:	5
Rate:	5.95%
Amortization:	30
Maturity Date:	Mar-2031
Yearly Payment:	\$90,918

## FINANCIAL SUMMARY

	<b>Current</b>		<b>ProForma 2029</b>	
Total Rental Income (GLA):	\$152,460		\$167,706	
Expense Reimbursements:	Tenant		Tenant	
Total Gross Revenue:	\$152,460		\$167,706	
Operating Expenses:	\$0		\$0	
Net Operating Income (NOI):	\$152,460	6.00%	\$167,706	6.60%
First Trust Deed/Mortgage:	\$90,918		\$90,918	
Pre-Tax Cash Flow:	\$61,542	4.84%	\$76,788	6.04%
Interest Payment:	\$75,170		\$74,207	
Principle Payment:	\$15,748		\$16,711	
Total Return:	\$77,290	6.08%	\$93,499	7.36%

## ESTIMATED EXPENSES

Property Tax:	Tenant
Insurance:	Tenant
Maintenance:	Tenant
Total Expenses:	\$0
Expenses PSF (GLA):	\$0.00

# RENT ROLL

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## CURRENT RENT ROLL

*Absolute NNN Lease with Zero Landlord Responsibilities*

8 Years Remaining; Four 5-Year Extension Options; Maximum Lease Term Through July 2054

10% Rental Increase Every 5 Years

	Start	End	Annual Rent	Rent PSF / Yr	Rent PSF / Mo	Increases
<b>Current Term</b>	8/1/2014	7/31/2034	\$152,460	\$49.28	\$4.11	
<b>Next Increase</b>	8/1/2029	7/31/2034	\$167,706	\$54.20	\$4.52	10%
<b>Option 1</b>	8/1/2034	7/31/2039	\$184,476	\$59.62	\$4.97	10%
<b>Option 2</b>	8/1/2039	7/31/2044	\$202,924	\$65.59	\$5.47	10%
<b>Option 3</b>	8/1/2044	7/31/2049	\$223,217	\$72.15	\$6.01	10%
<b>Option 4</b>	8/1/2049	7/31/2054	\$245,539	\$79.36	\$6.61	10%



Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

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OVANESS-ROSTAMIAN GROUP

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