

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



72526 TWENTYNINE PALMS HWY
TWENTYNINE PALMS, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	72526 29 Palms Hwy, Twentynine Palms, CA 92277
APN	0618-151-37
Building Size	±2,784 SF
Parcel Size	±1.30 AC (±56,192 SF)
Year Built	1987
Parking	±58 (20.83 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	General Commercial (GC)
Traffic Counts	29 Palms Hwy: ±14,743 ADT

LEASE ABSTRACT

Tenant	±80 Unit Pizza Hut Franchisee
Rent Commencement	December 26, 2012
Lease Expiration	December 31, 2027
Remaining Lease Term	±2 Years
Renewal Options	Three (3) - 5 Year
Current Annual Rent	\$56,400
Rent Increases	FMR at the beginning of each Option Period
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
ROFR/ROFO	Yes, if individual sale - 30 days

PURCHASE PRICE	CAP RATE	NOI
\$867,692	6.50%	\$56,400

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2027	\$56,400	\$4,700	6.50%
Option 1: 1/1/2028 - 12/31/2032	FMR	FMR	FMR
Option 2: 1/1/2033 - 12/31/2037	FMR	FMR	FMR
Option 3: 1/1/2038 - 12/31/2042	FMR	FMR	FMR



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE STRUCTURE

A truly passive investment, with the tenant covering all expenses, including property taxes, insurance, repairs and maintenance.

BELOW REPLACEMENT COST RESTAURANT

Opportunity to acquire a fully built restaurant property at a price below current construction costs. The favorable basis offers built-in equity and supports a compelling long-term hold as new development expenses rise.

LONG-TERM OPERATING HISTORY

This well-established Pizza Hut location has operated continuously at the property since the building was constructed.

OPTION PERIOD MARKET RENT ADJUSTMENT

The lease includes three 5-year renewal options, each adjusting to prevailing market rent (FMR), providing for income growth without any rent caps.

EXPERIENCED OPERATOR

Operated by a Pizza Hut franchisee with roughly 80 locations, the property benefits from experienced management and consistent lease performance.

PERSONAL GUARANTY BY INDUSTRY VETERAN

Lease is backed by an industry-leading franchise group with decades of operating history.

SIMPLE SITE CONFIGURATION

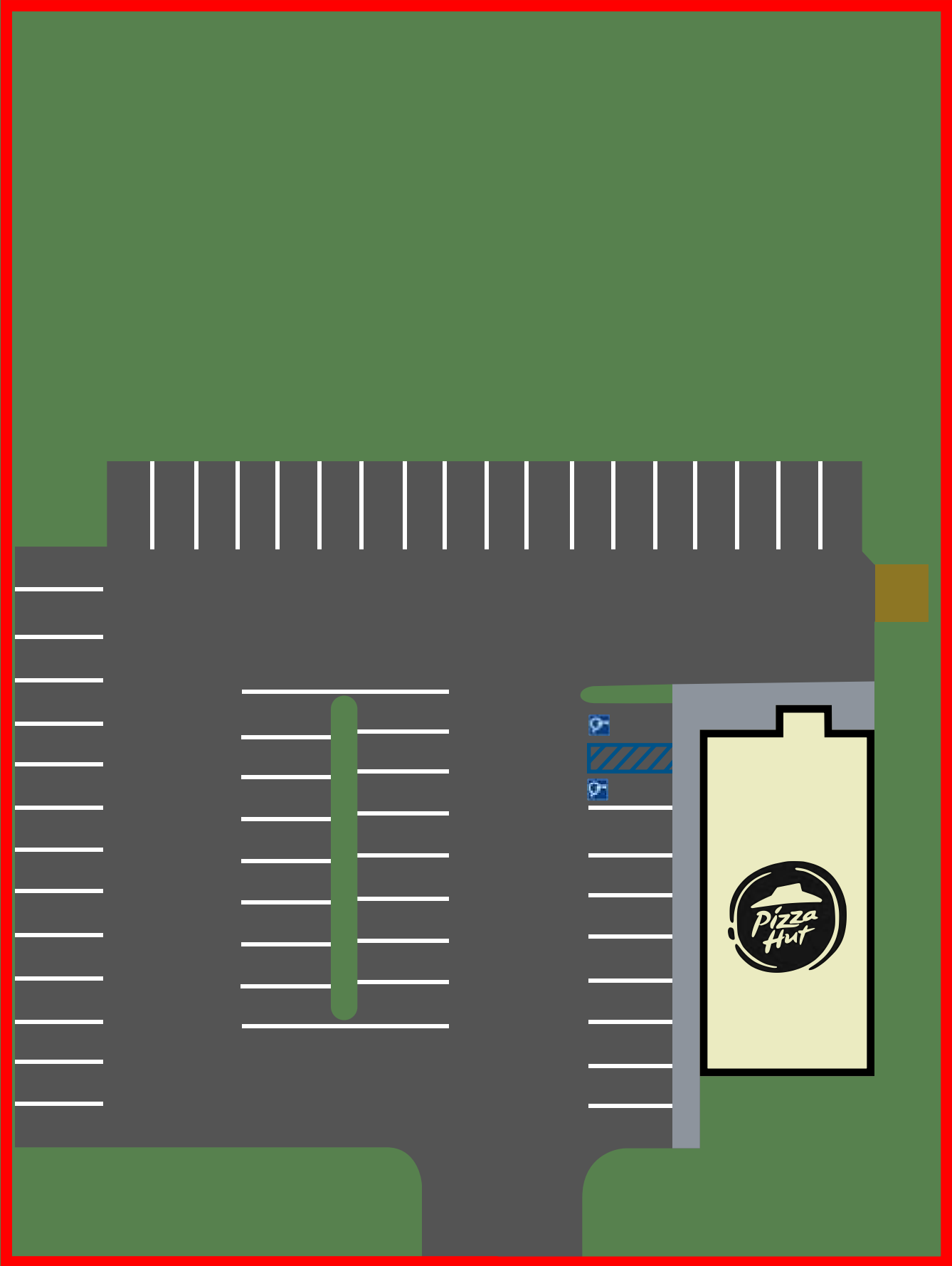
Straightforward site layout allows for future re-tenanting or redevelopment as QSR, small-format retail, or medical services.

FRONTAGE ON HWY 62 IN MILITARY TOWN

Located on 29 Palms Highway with strong visibility and direct access to the nearby Marine Corps Air Ground Combat Center, the largest U.S. Marine base, which drives a stable employment and consumer base.



SITE PLAN



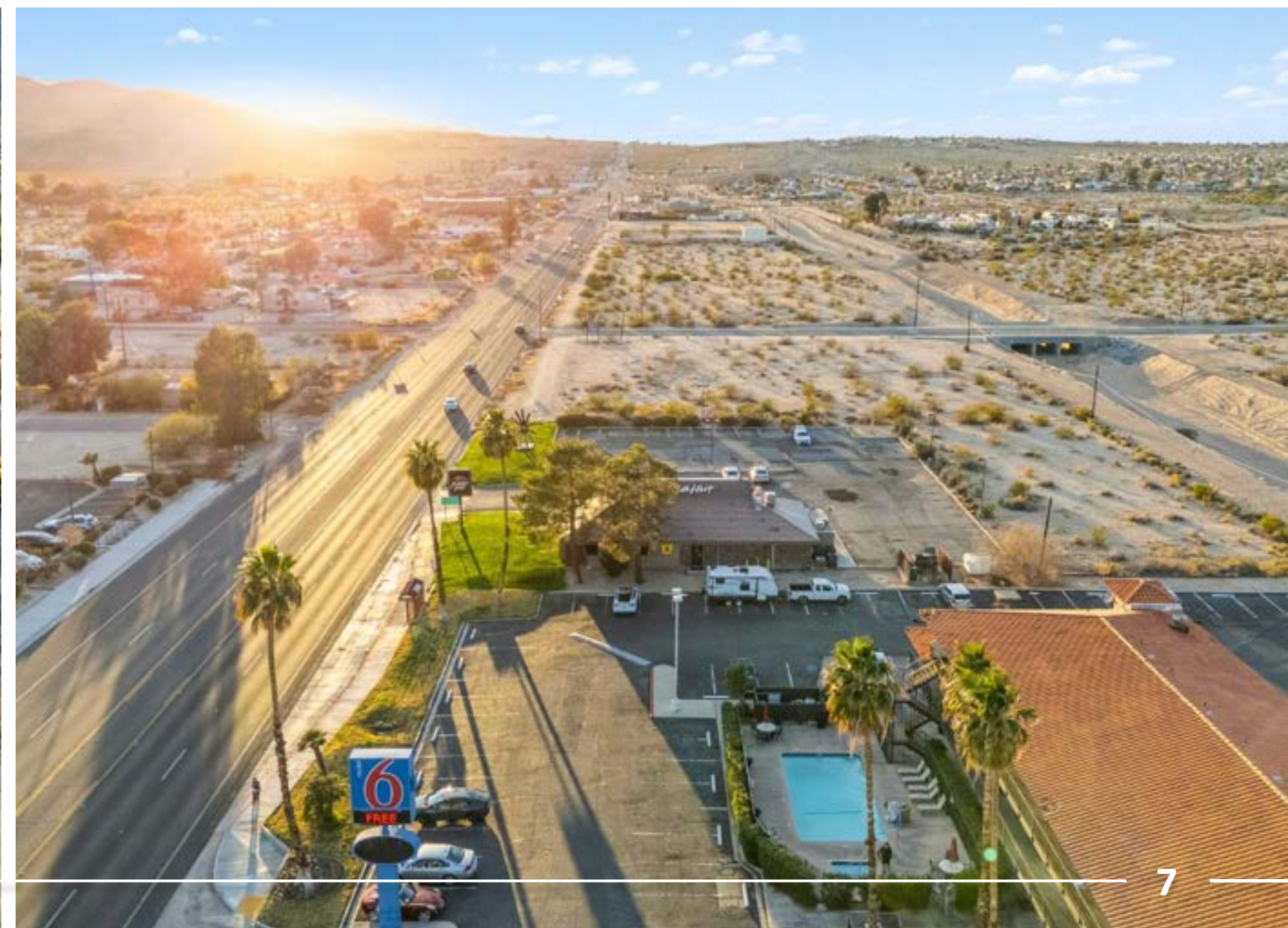
Twentynine Palms Hwy ±14,743 ADT

Not to scale*

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL PHOTO



Wellness Dental Care
Han & Kim Dental Corp
Creating Beautiful Smiles

DOLLAR GENERAL



Twentynine Palms Hwy



 **SUBJECT
PROPERTY**

±14,743 ADT

AERIAL MAP



TWENTYNINE PALMS
HIGH SCHOOL
±729 STUDENTS

OASIS
ELEMENTARY
±491 STUDENTS

Twentynine Palms Hwy ±14,743 ADT

SUBJECT
PROPERTY

DOLLAR GENERAL

Wellness Dental Care
Han & Kim Dental Corp
Creating Beautiful Smiles

9 PALMS INN
OF TWENTYNINE PALMS

MCDONALD'S
7 ELEVEN
COLD STONE
CREAMERIES
ROCKY MOUNTAIN
CHOCOLATE FACTORY

STATER BROS.
markets
TOTAL FITNESS
metro
by T-Mobile

INSTITUTE OF
Inquiry

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	3,694	13,563	16,274
Projected Population (2029)	3,702	13,632	16,313
Median Age (2024)	33.3	37.5	39.0

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$66,340	\$101,771	\$106,570
Projected Average Household Income (2029)	\$79,361	\$120,211	\$125,129
Projected Annual Growth (2024-2029)	3.65%	3.39%	3.26%
Wealth Index (2024)	34.7	31.2	32.3

Households	1 Mile	3 Miles	5 Miles
Households (2024)	1,436	5,639	6,768
Projected Households (2029)	1,465	5,763	6,895
Annual Growth (2020-2024)	0.25%	0.08%	0.05%
Projected Annual Growth (2024-2029)	0.40%	0.44%	0.37%
Average Household Size (2024)	2.57	2.40	2.40

TWENTYNINE PALMS, CA



1.8%

Greatest Gen
Born in 1945/Earlier



9.9%

Baby Boomer
Born in 1946 to 1964



9.7%

Generation X
Born in 1965 to 1980



28.4%

Millennial
Born in 1981 to 1998



38.9%

Generation Z
Born in 1999 to 2016



11.4%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Twentynine Palms, CA

Twentynine Palms, California, is a vibrant desert city located in San Bernardino County, known for its stunning natural landscapes, military presence, and growing tourism industry. As the gateway to Joshua Tree National Park and home to the Marine Corps Air Ground Combat Center (MCAGCC), Twentynine Palms attracts residents, businesses, and visitors seeking a unique blend of outdoor adventure, cultural heritage, and economic opportunity.

With a population of approximately 26,000, Twentynine Palms covers 59 square miles and is situated along State Route 62, providing access to Palm Springs, Interstate 10, and the Greater Los Angeles area. The city’s proximity to Joshua Tree National Park and the Mojave Desert positions it as a key destination for nature enthusiasts and tourists exploring Southern California’s high desert region.

The local economy is anchored by the MCAGCC, one of the largest military training facilities in the world. The base plays a critical role in the region’s economy, supporting thousands of military personnel, civilian employees, and local businesses. In addition to the military presence, tourism is a major economic driver, with visitors flocking to the area for hiking, rock climbing, camping, and stargazing in Joshua Tree National Park. Local businesses, including hotels, restaurants, art galleries, and outdoor recreation services, benefit from the steady influx of tourists.

Twentynine Palms’ rich cultural heritage is celebrated through landmarks such as the Old Schoolhouse Museum, which showcases the city’s history, and the Twentynine Palms Historical Society. The city is also known for its vibrant arts community, with public murals, galleries, and events such as the Joshua Tree Music Festival and the annual Weed Show, which highlight the area’s creative spirit.

Outdoor recreation is a cornerstone of life in Twentynine Palms, with residents and visitors enjoying access to Joshua Tree National Park’s hiking trails, rock formations, and desert landscapes. The nearby Mojave National Preserve and Sand to Snow National Monument offer additional opportunities for outdoor adventure. Within the city, parks such as Luckie Park provide sports fields, playgrounds, and community gathering spaces, while the city’s clear night skies make it a popular destination for stargazing and astronomy.



The Marine Corps base is the largest in the U.S., driving economic and population growth
A gateway to Joshua Tree National Park, attracting over 3 million visitors annually
Positioned along State Route 62 (29 Palms Hwy), making it accessible to other SoCal regions
Known for murals, art galleries, and the Joshua Tree Music Festival



TENANT PROFILE

Pizza Hut

Founded in 1958 by brothers Dan and Frank Carney, Pizza Hut began as a small pizzeria in Wichita, Kansas, with a simple mission—serve great pizza and create a place where people could gather. What started with a \$600 loan from their mother quickly grew into a global phenomenon, making Pizza Hut one of the most recognized and beloved pizza brands in the world.

Headquartered in Plano, Texas, Pizza Hut operates more than 19,000 locations across over 100 countries, making it the largest pizza company globally. The brand is known for its signature pan pizza, stuffed crust innovation, and a diverse menu that caters to a variety of tastes. From classic pizzas to wings, pasta, and desserts, Pizza Hut continues to deliver bold flavors and memorable dining experiences.

Pizza Hut’s commitment to innovation extends beyond its menu. The brand pioneered the pizza delivery and carryout model, making it easier for customers to enjoy their favorite meals at home. With ongoing investments in digital technology, including online ordering and mobile apps, Pizza Hut continues to meet the growing demand for convenience while maintaining a focus on quality and customer satisfaction.

As a proven leader in the quick-service industry, Pizza Hut is a highly desirable tenant for commercial real estate. Its global brand recognition, consistent customer traffic, and strong financial performance make it an anchor tenant that enhances the value of retail centers and mixed-use developments. The brand’s ability to adapt to market trends and consumer preferences further strengthens its position as a reliable and attractive investment.

Beyond its business success, Pizza Hut is dedicated to corporate responsibility and community support. Through initiatives like “Pizza Hut: The Literacy Project,” the brand promotes education and literacy worldwide. Pizza Hut also emphasizes sustainability by reducing food waste and improving packaging practices, reinforcing its commitment to positive social impact.

From a small-town pizzeria to a global powerhouse, Pizza Hut’s legacy of quality, innovation, and community continues to shape the future of the pizza industry while remaining a favorite dining destination for millions worldwide.



Pizza Hut achieved robust digital system sales exceeding \$9 billion in 2024
As of 2023, Pizza Hut operates approximately 19,866 restaurants worldwide
Pizza Hut employs approximately 350,000 individuals worldwide
Pizza Hut is the largest pizza company globally, currently operating in 100 countires



Year Founded	1958
Headquarters	Plano, TX
Website	www.pizzahut.com
Total Locations (world-wide)	19,800+
Total Locations (U.S.)	6,700+
Number of Employees (world-wide)	±350,000 (2023)
Company Type	Subsidiary
Parent Company	Yum Brands!
Annual Revenue	±7.08 Billion (2023)
S&P Credit Rating	BBB-



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