INVESTMENT OFFERING

SINGLE-TENANT NET LEASE

15732 ARROW HWY

IRWINDALE, CALIFORNIA

CIRE Partners

COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details — 3

Highlights — 4

Site Plan — 5

Property Photos — 6

Aerial Photos — 7

Aerial Maps — 9

Regional Map — 10

Demographics — 11

Market Overview — 12

Tenant Profile — 13

CONFIDENTIALITY & DISCLAIMER

THE INFORMATION CONTAINED IN THE FOLLOWING OFFERING MEMORANDUM IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED ONLY TO BE REVIEWED BY THE PARTY RECEIVING IT FROM CIRE BROKERAGE SERVICES INC. DBA CIRE PARTNERS (HEREAFTER "CIRE PARTNERS") AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF CIRE PARTNERS. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

CIRE PARTNERS HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATORS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY.

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, CIRE PARTNERS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS CIRE PARTNERS CONDUCTED ANY INVESTIGATION REGARDING THESES MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. THIS IS NOT AN APPRAISAL. PLEASE CONSULT YOUR CIRE PARTNERS AGENT FOR MORE DETAILS. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, CIRE PARTNERS MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS THEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY CIRE PARTNERS FOR ADVERTISING AND GENERAL INFORMATION ONLY. CIRE PARTNERS EXCLUDES UNEQUIVOCALLY ALL INFERRED OR IMPLIED TERMS, CONDITIONS AND WARRANTIES ARISING OUT OF THIS DOCUMENT AND EXCLUDES ALL LIABILITY FOR LOSS AND DAMAGES ARISING THERE FROM.

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA DRE #01895830

Senka Lorja
Investment Associate
619.333.7777
slorja@cirepartners.com
CA DRE #02191116

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823

PROPERTY DETAILS

GENERAL SUMMARY

Address	15732 Arrow Hwy, Irwindale, CA 91706
APN	8417-035-036
Building Size	±2,676 SF
Parcel Size	±0.89 AC (38,882 SF)
Year Built	2019
Parking	±43 Spaces (16.07 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	Heavy Commercial (C2)
Traffic Counts	Arrow Hwy: ±30,501 ADT Irwindale Ave: ±28,695 ADT

LEASE ABSTRACT

Tenant	Wendy's
Lease Expiration	December 31, 2037
Remaining Lease Term	±12 Years
Renewal Options	Five (5) - 5 Year
Current Annual Rent	$192,000
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
Guarantor	Corporate Franchisee Guaranty

PURCHASE PRICE	CAP RATE	NOI
$4,042,105	4.75%	$192,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2029	$192,000	$16,000	4.75%
1/1/2030 - 12/31/2034	$211,200	$17,600	5.23%
1/1/2035 - 12/31/2037	$232,320	$19,360	5.75%
Option 1: 1/1/2038 - 12/31/2042	$255,552	$21,296	6.33%
Option 2: 1/1/2043 - 12/31/2047	$281,107	$23,426	6.96%
Option 3: 1/1/2048 - 12/31/2052	$309,218	$25,768	7.65%
Option 4: 1/1/2053 - 12/31/2057	$340,140	$28,345	8.42%
Option 5: 1/1/2058 - 12/31/2062	$374,154	$31,179	9.26%

INVESTMENT HIGHLIGHTS

SECURE LONG-TERM INVESTMENT

Featuring approximately 12 years remaining on the base lease term, ensuring a hands-off income stream for many years to come.

HEDGE AGAINST INFLATION

10% rental increases every five years provides consistent rent growth and ensuring long-term investment value growth for investors.

EXPERIENCED MULTI-BRAND FRANCHISEE

Tenant is a well-established and successful operator with 32 years of experience operating Wendy's locations, currently managing 46 restaurants across Southern California (39) and Florida (7). Their extensive experience and proven track record ensure financial stability and operational excellence.

PRIME LOCATION WITH STRONG TRAFFIC COUNTS

Situated on a nearly one-acre parcel (±0.89 acres) along Arrow Hwy, a major east-west corridor, benefiting from strong traffic exposure, with ±30,501 ADT on Arrow Hwy and ±28,695 ADT on Irwindale Ave.

ABSOLUTE NNN LEASE STRUCTURE

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

STATE-OF-THE-ART CONSTRUCTION

Built in 2019, the property's state-of-the-art construction supports tenant retention and ensures the asset's long-term stability, making it an attractive option for passive investors.

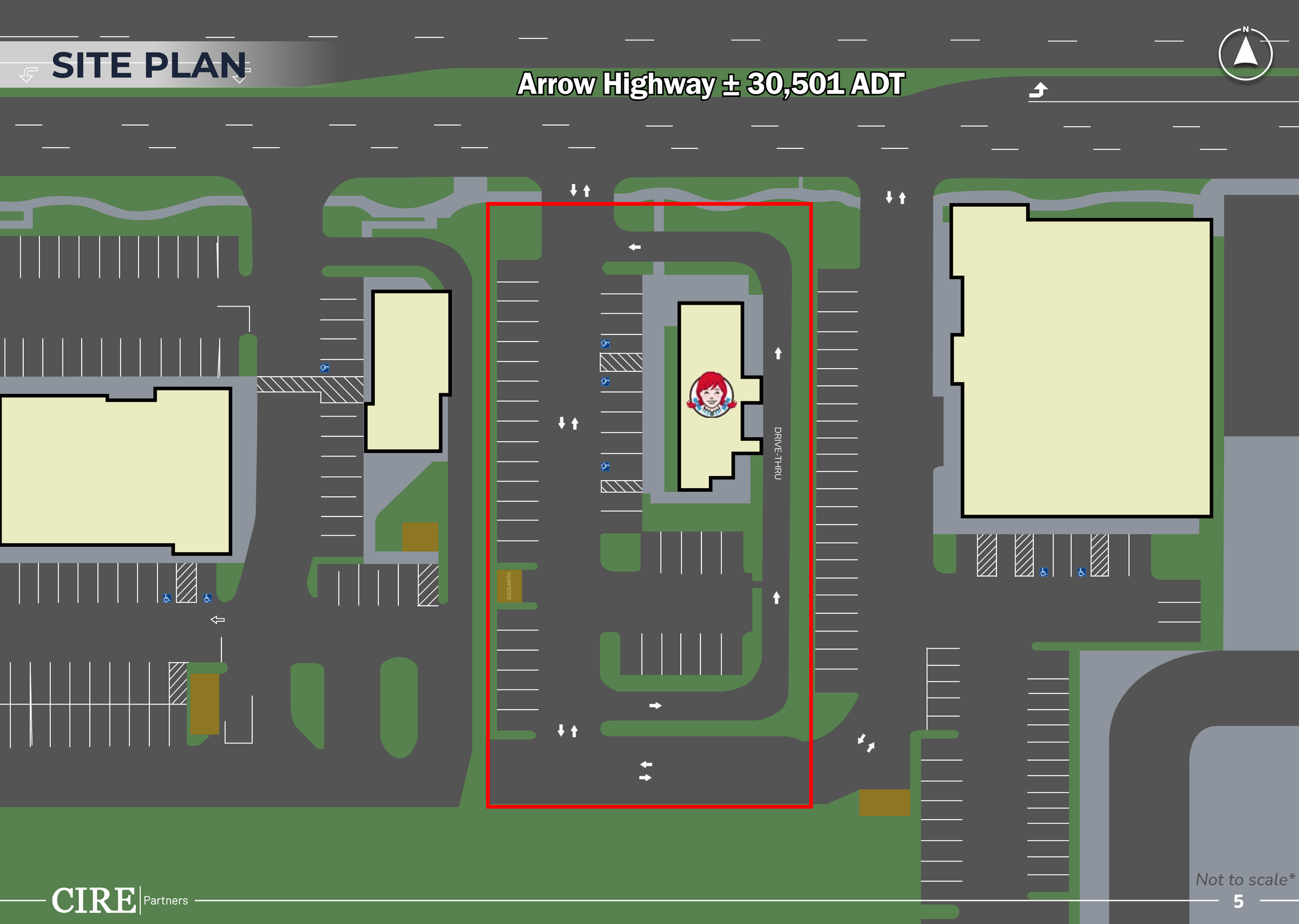
STRATEGIC SAN GABRIEL VALLEY LOCATION

Situated in Irwindale, within the desirable San Gabriel Valley market, the property benefits from a dynamic commercial environment and proximity to a dense population base, driving robust demand and steady traffic.

EFFICIENT DRIVE-THRU DESIGN

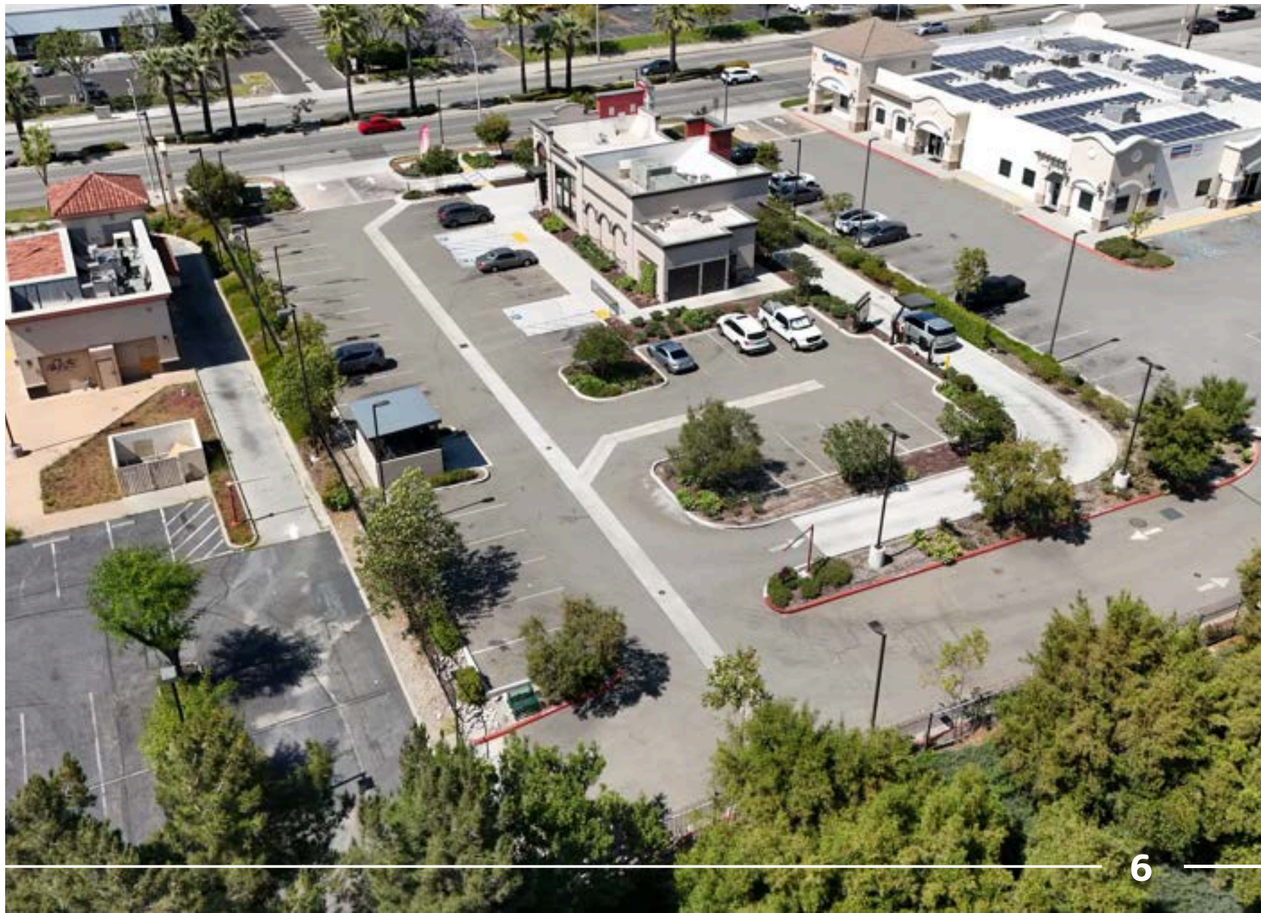
The property includes a 10+ car drive-thru lane, designed to optimize service efficiency and enhance customer experience.

SITE PLAN



*Not to scale**

PROPERTY PHOTOS



AERIAL PHOTO

AERIAL PHOTO

AERIAL MAP

Santa Fe Dam Recreation Area
DAVIS WIRE
WM
MATHESON
The Gas Professionals
SIERRA ALLOYS
imprint today
BURT PROCESS EQUIPMENT
PIERRE LANDSCAPE
DECORE-ATIVE SPECIALTIES
Baker
ANCRA AIRCRAFT
CrownPrecision
DIABLO WHEELS
HPS
DWG
DYNAMIC WHEEL GROUP
dreamstyle REMODELING
Irwindale Ave ± 28,695 ADT
Public Storage
SUBJECT PROPERTY
ARCO
FIRE DEPARTMENT
Arrow Highway ± 30,501 ADT
Arrow Highway ± 27,452 ADT
Mobil
Concentra urgent care
Jack in the box
SUBWAY
C.A.E. SPECIALTIES, INC.
HOMECO
FarmerBoys
LANE SEVEN
IRWINDALE BREW YARD
CLASSIC HOME
SUPERIOR COMMUNICATIONS
5175 VINCENT AVE PROJECT
Proposed 545,735 SF development of high-cube industrial warehouse building
PLEASANT VIEW ELEMENTARY
±344 STUDENTS
Bee Imagine
Top
California Custom Fruits & Flavors
BLUE RIDGE HOME FASHIONS
PARAMOUNT LOGISTICS INC.
HORIZON
Irwindale Ave ± 22,839 ADT
MERWIN ELEMENTARY
±410 STUDENTS

REGIONAL MAP

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	8,842	178,536	462,319
Projected Population (2029)	8,548	176,054	453,874
Median Age (2024)	37.3	38.2	39.2

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	$101,669	$110,114	$119,041
Projected Average Household Income (2029)	$122,542	$131,166	$141,131
Projected Annual Growth (2024-2029)	3.81%	3.56%	3.46%
Wealth Index (2024)	83	89	101

Households	1 Mile	3 Miles	5 Miles
Households (2024)	2,330	52,646	140,199
Projected Households (2029)	2,316	53,538	141,998
Annual Growth (2020-2024)	-0.31%	0.28%	0.05%
Projected Annual Growth (2024-2029)	-0.12%	0.34%	0.26%
Average Household Size (2024)	3.78	3.36	3.25

IRWINDALE, CA

4.5%
Greatest Gen
Born in 1945/Earlier

16.9%
Baby Boomer
Born in 1946 to 1964

21.2%
Generation X
Born in 1965 to 1980

23.7%
Millennial
Born in 1981 to 1998

24.8%
Generation Z
Born in 1999 to 2016

8.9%
Alpha
Born in 2017 to Present

MARKET OVERVIEW

Irwindale, CA

Located in the San Gabriel Valley region of Los Angeles County, Irwindale is a unique city that offers residents a blend of industrial might, suburban comfort, and scenic beauty. Known for its extensive rock quarries and industrial base, Irwindale provides a distinct lifestyle with convenient access to both urban amenities and natural attractions.

Encompassing approximately 9.5 square miles, Irwindale is home to a population of around 1,400 residents, making it one of the smaller cities in the region. Its strategic location near major highways, including Interstate 605 and Interstate 210, provides convenient access to neighboring cities such as Pasadena, West Covina, and Los Angeles, as well as to various attractions throughout Southern California.

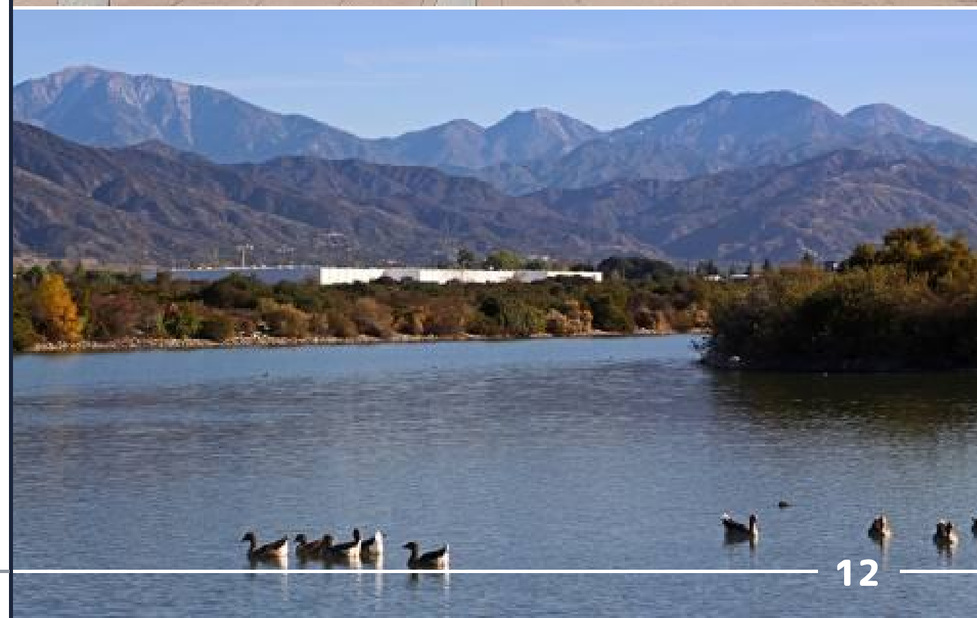
Irwindale boasts a rich history dating back to its incorporation in 1957. The city's commitment to maintaining its industrial heritage is evident in its landscape, which is dominated by rock quarries that have been a significant part of its economy for decades.

The economic landscape of Irwindale is heavily influenced by its industrial sector, supported by a mix of industries including manufacturing, construction, and logistics. The city's proximity to major transportation routes and its business-friendly environment have attracted a variety of businesses and enterprises, contributing to its economic stability and growth.

Despite its industrial focus, Irwindale's natural beauty and recreational amenities provide residents with ample opportunities for outdoor activities. The city offers several parks and recreational facilities, including the Santa Fe Dam Recreation Area, which features a large lake, picnic areas, and scenic trails for hiking and biking.

The city is known for its strong sense of community and local pride. Irwindale hosts various cultural and recreational events throughout the year, including the annual Irwindale Speedway events, which draw visitors from across the region and foster a vibrant community spirit.

Irwindale, a key industrial and commercial hub within the San Gabriel Valley
Situated along Arrow Highway, with easy access to the I-605 and I-210 freeways
Irwindale benefits from its proximity to populous cities like Pasadena and West Covina
The city has a strong economy, particularly in manufacturing, construction, and retail



TENANT PROFILE

Wendys

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
Wendy's expects to open approximately 250 - 300 new restaurants in 2025
±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	±7,200
Annual Revenue	±$2.2 Billion (2024)
Average Net Sales Per Unit	±$2.25 Million (2023)
Ownership	Public
Stock Symbol	WEN

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA DRE #01895830

Senka Lorja
Investment Associate
619.333.7777
slorja@cirepartners.com
CA DRE #02191116

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823

www.CIREpartners.com