

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



25795 STANFORD ST
HEMET, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	25795 Stanford St, Hemet, CA 92544
APN	438-141-035
Building Size	±3,059 SF
Parcel Size	±0.65 AC (±28,314 SF)
Year Built	1985
Parking	±50 (16.35 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	General Commercial (C-2)
Traffic Counts	Stanford St: ±2,804 ADT E Florida Ave: ±25,400 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	\$57,600
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
\$921,600	6.25%	\$57,600

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2027	\$57,600	\$4,800	6.25%
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

This location is operated by a highly experienced Pizza Hut franchisee overseeing approximately 80 locations throughout California.

PERSONAL GUARANTY BY INDUSTRY VETERAN

Lease remaining term backed by an industry-leading franchise group with decades of operating history. The lease guarantor's financial strength and operational expertise provide a secure guarantee on the lease.

SHADOW ANCHORED BY STANFORD PLAZA

Property is across from ±124,848 SF Stanford Plaza, a 100% leased neighborhood center anchored by Stater Bros. Markets.

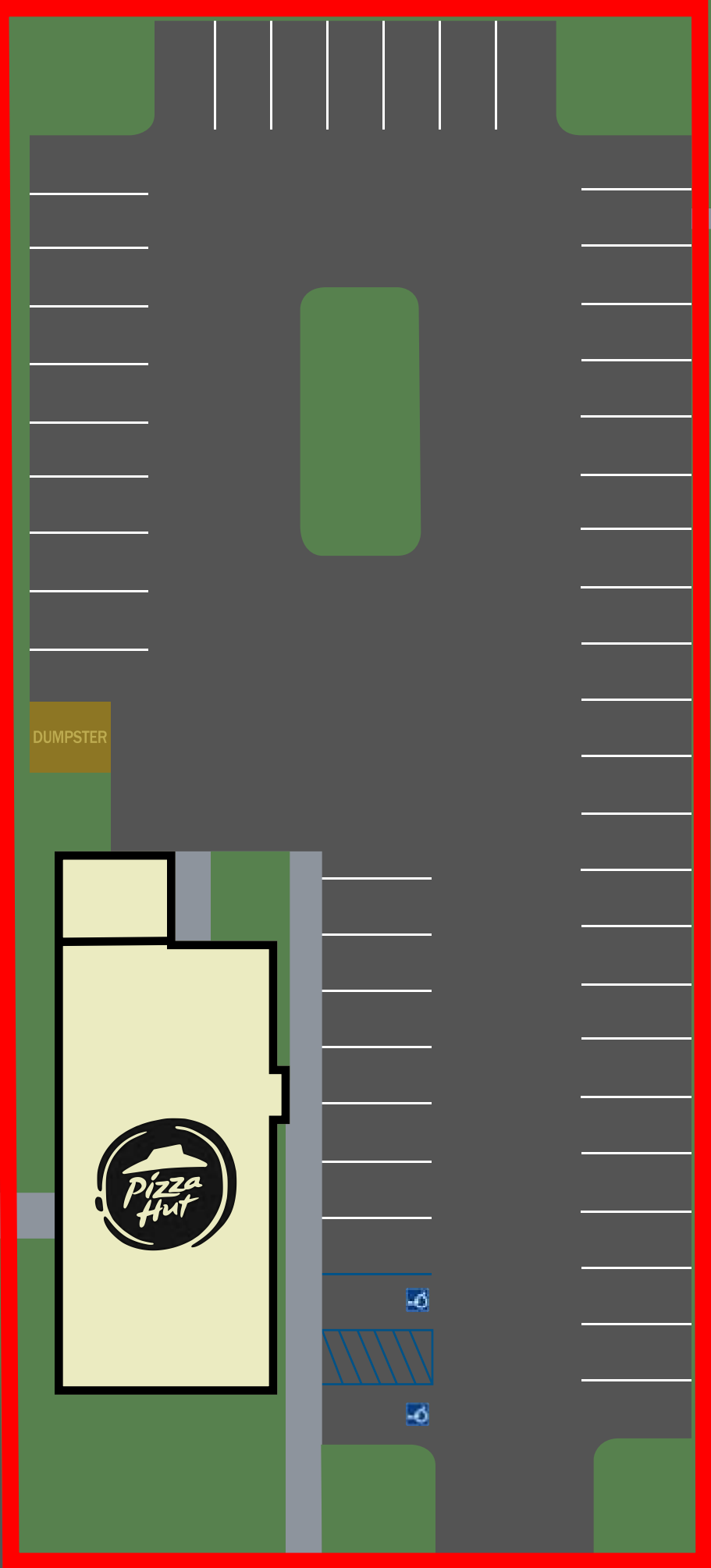
INLAND EMPIRE GROWTH MARKET

Hemet is part of a rapidly expanding Inland Empire subregion with growing residential density and new housing construction supporting retail demand.



SITE PLAN

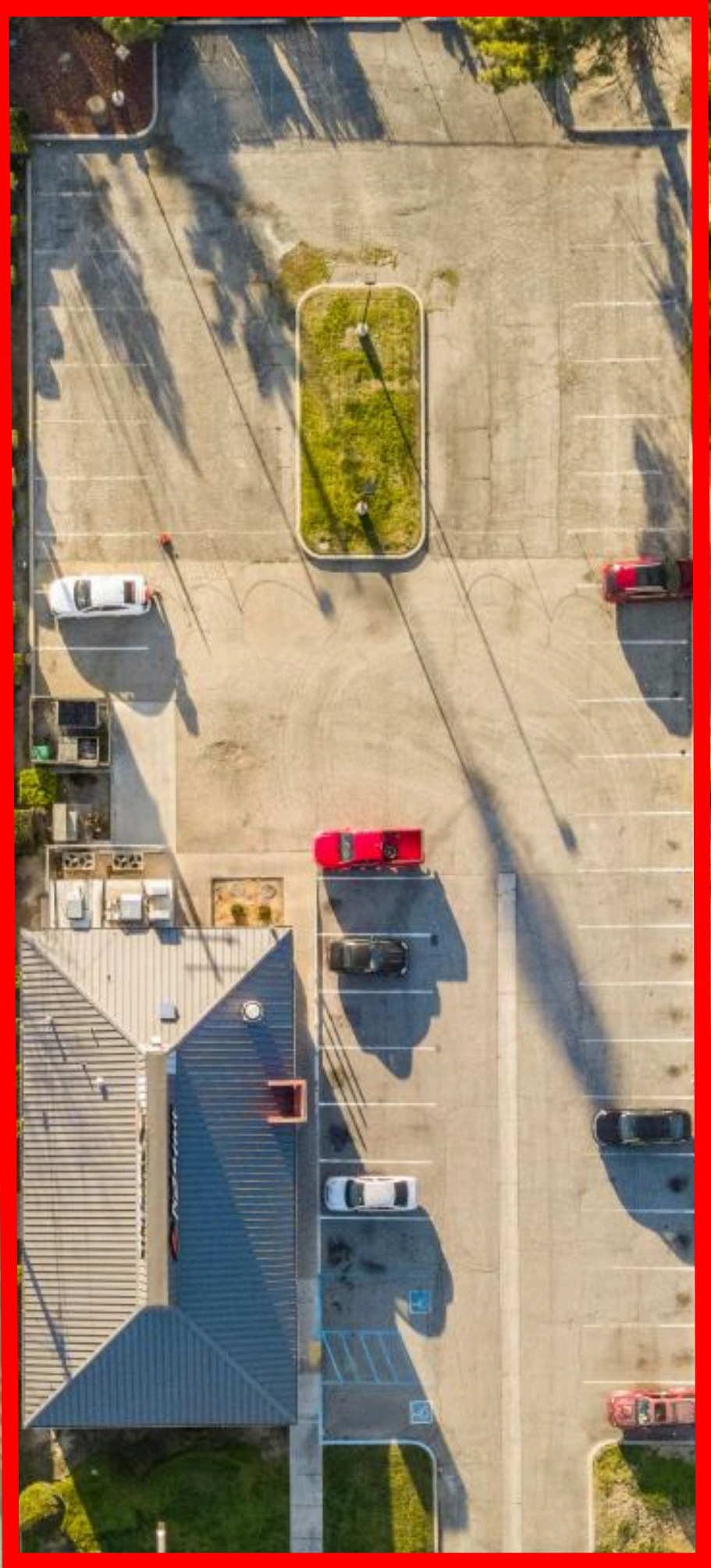
Marine Dr



Stanford St ±2,804 ADT

OVERHEAD PHOTO

Marine Dr



Stanford St ±2,804 ADT

PROPERTY PHOTOS



AERIAL PHOTO



±28,204 cars
at intersection



**SUBJECT
PROPERTY**



E Florida Ave ±25,400 ADT

Stanford St ±2,804 ADT



AERIAL PHOTO



Steve's Jr.
BURGERS

MASTERS
SALES · SERVICE · PARTS



GO motors

FINDERS KEEPERS
ESTATE SERVICES

O'Reilly
AUTO PARTS



E Florida Ave ±25,400 ADT



±28,204 cars
at intersection

Exxon



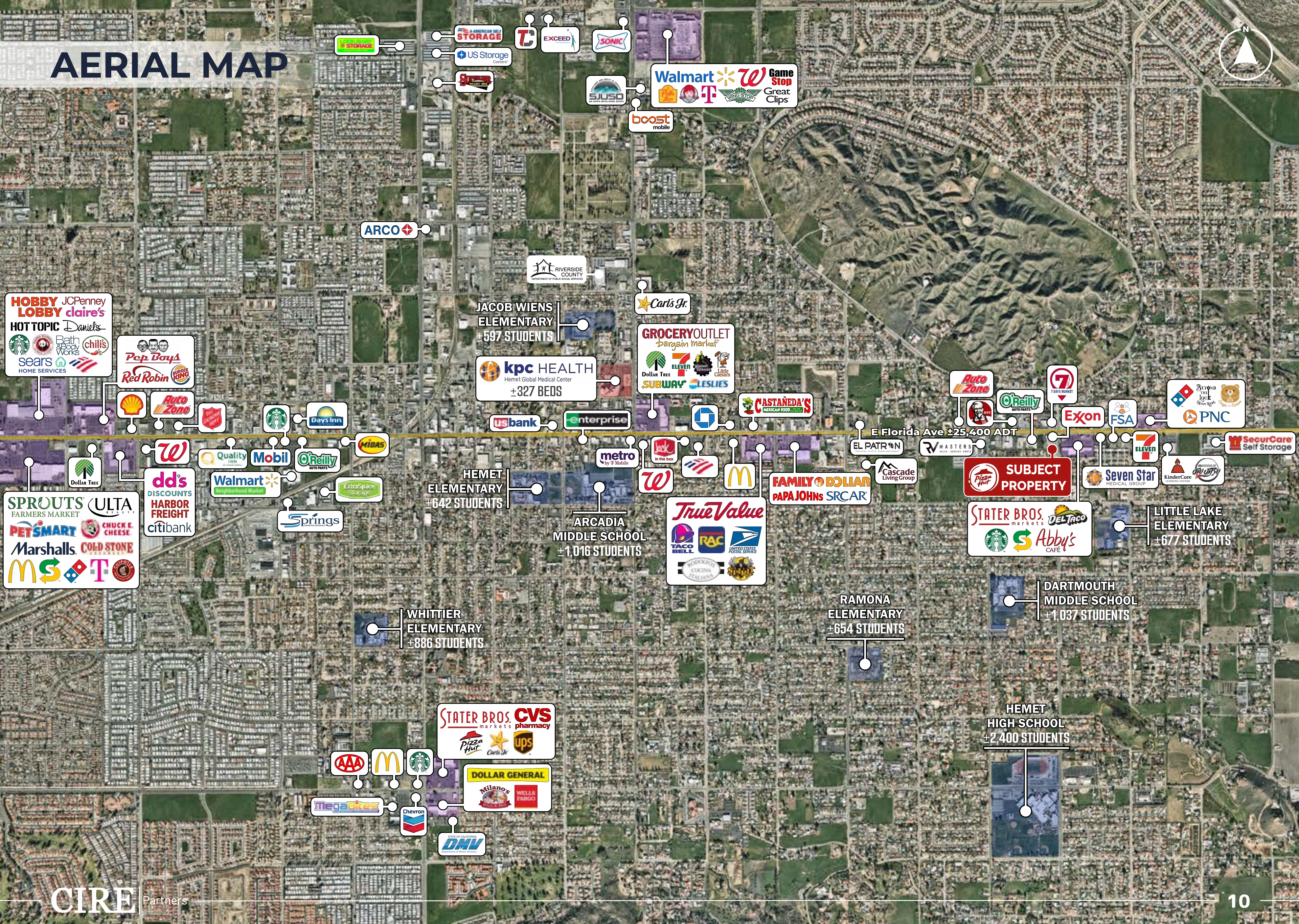
STATER BROS. markets DEL TACO
Starbucks Abby's CAFE



SUBJECT
PROPERTY

Stanford St
±2,804 ADT

AERIAL MAP



STORAGE
US Storage Centers
STORAGE

EXCEED
SONIC
Walmart
Game Stop
Great Clips
boost mobile

ARCO

RIVERSIDE COUNTY
DEPARTMENT OF PUBLIC SOCIAL SERVICES

JACOB WIENS
ELEMENTARY
±597 STUDENTS

kpc HEALTH
Hemet Global Medical Center
±327 BEDS

Carl's Jr.

GROCERY OUTLET
bargain market
Dollar Tree
ELEVEN
SUBWAY
LESLIE'S

CASTAÑEDA'S
MEXICAN FOOD

E Florida Ave ±25,400 ADT

EL PATRÓN
Casca de Living Group

Auto Zone
KFC

O'Reilly
AUTO PARTS

7 DAYS MARKET

Exxon

FSA

BEYOND THE LOCK
PNC

SecurCare
Self Storage

HOBBY LOBBY
JCPenney
claire's
HOT TOPIC
Daniels
Starbucks
Bath & Body Works
chili's
sears
HOME SERVICES

Pep Boys
Red Robin
BURGER KING

Shell
Auto Zone

Starbucks
Days Inn

MIDAS

Quality Inn
Mobil

O'Reilly
AUTO PARTS

Walmart
dd's DISCOUNTS
HARBOR FREIGHT
citibank

Walmart
Spring's

Extra Space
Storage

SPROUTS
FARMERS MARKET
ULTA
PET SMART
CHUCK E. CHEESE
Marshalls
COLD STONE
McDonald's
Taco Bell

HEMET
ELEMENTARY
±642 STUDENTS

ARCADIA
MIDDLE SCHOOL
±1,016 STUDENTS

metro
by 4 Mobile

In the box

Walmart

McDonald's

FAMILY DOLLAR
PAPA JOHN'S
SRCAR

True Value
RAC
UNITED STATES
POSTAL SERVICE

SUBJECT
PROPERTY

Seven Star
MEDICAL GROUP

KinderCare

STATER BROS.
markets
Abby's
CAFÉ

LITTLE LAKE
ELEMENTARY
±677 STUDENTS

WHITTIER
ELEMENTARY
±886 STUDENTS

RAMONA
ELEMENTARY
±654 STUDENTS

DARTMOUTH
MIDDLE SCHOOL
±1,037 STUDENTS

HEMET
HIGH SCHOOL
±2,400 STUDENTS

STATER BROS. markets
CVS pharmacy
Pizza Hut
Starbucks

AAA
McDonald's

DOLLAR GENERAL
Milano's
WELLS FARGO

MegaMart

Chevron

STATE OF CALIFORNIA
DMV
Department of Motor Vehicles

REGIONAL MAP



Marine Corps Air
Ground Combat Center
(MCAGCC) at 29 Palms

LARGEST U.S.
MARINE CORPS BASE
IN THE NATION

CSUN
±36,000 ENROLLED STUDENTS



Dodger Stadium
±56,000 SEATS



Lake Arrowhead
±4 MILLION ANNUAL VISITORS



Big Bear Lake
±3 MILLION ANNUAL VISITORS



Joshua Tree
National Park
±3.2 MILLION ANNUAL VISITORS

Ucla
±48,000 ENROLLED STUDENTS

CAL STATE LA
±22,740 ENROLLED STUDENTS



(ONT) Ontario
International Airport
±6.4 MILLION YEARLY PASSENGERS

CALIFORNIA STATE UNIVERSITY
SAN BERNARDINO
±17,900 ENROLLED STUDENTS

UC RIVERSIDE
±26,426 ENROLLED STUDENTS

MORONGO
CASINO + RESORT + SPA
±4.3 MILLION ANNUAL VISITORS
3RD LARGEST IN CALIFORNIA



(PSP) Palm Springs
International Airport
±3.2 MILLION YEARLY PASSENGERS

**SUBJECT
PROPERTY**

PECHANGA
RESORT CASINO
±4.4 MILLION ANNUAL VISITORS
2ND LARGEST IN CALIFORNIA



(LGB) Long Beach Airport
±4.1 MILLION YEARLY PASSENGERS

CALIFORNIA STATE UNIVERSITY
DOMINGUEZ HILLS
±14,300 ENROLLED STUDENTS

Disneyland
Park
±17 MILLION ANNUAL VISITORS



John Wayne Airport
±11.7 MILLION YEARLY PASSENGERS



Santa Catalina
Island

LEGOLAND
±4 MILLION ANNUAL VISITORS

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	13,738	97,919	165,758
Projected Population (2029)	13,779	99,175	168,963
Projected Annual Growth (2024-2029)	0.06%	0.26%	0.38%
Median Age (2024)	34.6	36.0	37.5

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$92,154	\$81,624	\$82,390
Projected Average Household Income (2029)	\$109,645	\$95,828	\$96,938
Projected Annual Growth (2024-2029)	3.54%	3.26%	3.31%
Wealth Index (2024)	74	63	66

Households	1 Mile	3 Miles	5 Miles
Households (2024)	4,189	31,598	54,946
Projected Households (2029)	4,217	32,134	56,189
Projected Annual Growth (2024-2029)	0.13%	0.34%	0.45%
Average Household Size (2024)	3.25	3.06	2.99

HEMET, CA



7.4%

Greatest Gen
Born in 1945/Earlier



22.5%

Baby Boomer
Born in 1946 to 1964



16.4%

Generation X
Born in 1965 to 1980



21.3%

Millennial
Born in 1981 to 1998



22.7%

Generation Z
Born in 1999 to 2016



9.7%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Hemet, CA

Hemet, California, is a growing city in Riverside County, located in the scenic San Jacinto Valley. Known for its rich history, affordable living, and proximity to outdoor recreation, Hemet offers a balanced lifestyle with small-town charm and easy access to major Southern California cities.

With a population of approximately 90,000, Hemet covers 27 square miles and is conveniently connected to the region via State Routes 74 and 79. The city is within driving distance of Riverside, San Diego, and Los Angeles, while nearby Interstate 215 provides access to the broader Inland Empire region. Hemet's location near the San Bernardino National Forest and San Jacinto Mountains makes it a gateway to outdoor adventures.

Founded in the late 19th century, Hemet is steeped in history, which is celebrated through landmarks such as the Hemet Museum, housed in a historic train depot, and the Ramona Bowl Amphitheatre, home to California's longest-running outdoor play, *Ramona*. The city's historic downtown district, with its vintage architecture and locally owned shops, reflects Hemet's heritage and community spirit.

Hemet's economy is diverse, with key industries including healthcare, retail, education, and construction. Major employers include Hemet Unified School District, Valley Health System, and the City of Hemet. Retail centers like Hemet Valley Mall and the bustling Florida Avenue corridor serve as economic hubs, while local businesses and restaurants contribute to the city's vibrant commercial landscape.

Hemet's strong sense of community is evident in its calendar of local events and festivals, which bring residents together throughout the year. Popular events include the Hemet Christmas Parade, the Ramona Pageant, and seasonal farmers' markets featuring local produce and crafts. The city also hosts concerts, theater productions, and cultural performances at venues like the Ramona Bowl Amphitheatre and local community centers.

With its affordable housing, scenic surroundings, and growing economy, Hemet continues to attract families, retirees, and businesses seeking a welcoming community and a high quality of life in the heart of Southern California.



Strategically located at the convergence of California State Highways Route 74 and Route 79
The city's Hemet RISES strategy focuses on business retention and economic development
Hemet's economy is bolstered by healthcare, retail, and a growing logistics sector
Revitalization efforts are enhancing Hemet's downtown, boosting business and tourism



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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