



MULTI-TENANT NNN INVESTMENT | 100% LEASED SECOND-GENERATION RESTAURANT HUB

745 E HOSPITALITY LN

SAN BERNARDINO, CA 92408

MOON LIM

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OFFERING SUMMARY

DAUM Commercial Real Estate is exclusively retained to offer the fee-simple interest in a 100% leased, internet-resistant retail pad located at 745 E. Hospitality Lane, San Bernardino, CA. Situated within the prominent South Palm Center, this trophy asset is fully stabilized by a synergistic mix of national and regional brands: Panda Express, Juice It Up!, and a premier Mexican Restaurant concept operated by an experienced Southern California multi-unit restaurateur.



PROPERTY OVERVIEW

ADDRESS	745 E Hospitality Lane San Bernardino, CA 92408
LISTING PRICE	\$3,300,000
CAP RATE	5.50%
PRICE/SF	\$545.80
YEAR 1 NOI	\$181,387
YEAR BUILT	2001
BUILDING SIZE	6,004 SF
NUMBER OF TENANTS	Three (3) Two National Brands & One Multi-Unit Regional Operator
OCCUPANCY	100%
LEASE TYPE	NNN-Leased
LAND AREA	25,901 SF
PARCEL NUMBER	0281-361-14
PARKING RATIO	30 Parking Spaces (4.94:1 per leasable area)
ACCESS	2 Curb Cuts from Hospitality Lane & 1 Curb Cut from Harriman Place
FRONTAGE	±66 FT on E Hospitality Lane & ±148 FT on Harriman Place
ZONING	GC (General Commercial)
SIGNAGE	Building & Monument

INVESTMENT HIGHLIGHTS

The property is 100% leased to a synergistic mix of national and regional tenants, anchored by Panda Express and Juice It Up!. Both national brands operate under corporate-guaranteed NNN leases, providing a secure foundation of stable income and ease of management.

Complementing the national anchors is a newly executed lease with an established multi-unit Mexican restaurant operator. With three additional successful locations across Southern California, this regional tenant completes the center's internet-resistant profile, offering an investor a fully stabilized, passive income stream with no immediate leasing responsibility.



100% LEASED PORTFOLIO

The asset is fully occupied by a mix of national and seasoned regional tenants. With Absolute NNN-style leases in place, the investor benefits from a passive investment with minimal landlord responsibilities and a secure, long-term cash flow.



PROVEN MULTI-UNIT SUCCESS

The final suite is occupied by a seasoned Southern California restaurateur with three other successful locations. This regional expertise, combined with the corporate strength of Panda Express and Juice It Up!, creates a diverse and resilient income stream.



STRONG DAYTIME POPULATION

Surrounded by major employers and medical offices with 287,000+ daytime population within 5 miles, driving consistent lunch and retail traffic.



PRIME SIGNALIZED CORNER LOCATION

Situated at a high-traffic intersection with 30,000+ vehicles per day along E. Hospitality Lane.



ESTABLISHED RETAIL CENTER

Located within South Palm Center, anchored by Home Depot, Aldi, PetSmart, Office Depot, and other national brands.



EXCELLENT REGIONAL ACCESS

Immediate access to I-10 and I-215, connecting to Orange County in ~30 minutes and Downtown Los Angeles in ~1 hour.



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HARRIMAN PL



SITE PLAN

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ABOUT THE TENANTS



OWNERSHIP	Privately Held
YEARS IN BUSINESS	41+
MARKET CAP	Private
REVENUE 2025	~\$6 Billion
HEADQUARTERS	Rosemead, CA
CREDIT RATING	NR
LOCATIONS	2,400+ Worldwide

PANDA EXPRESS

Founded in 1983 in Glendale, California, Panda Express is the largest Asian-segment restaurant chain in the United States and the flagship brand of Panda Restaurant Group. The company operates more than 2,400 locations worldwide and generates approximately \$6 billion in annual revenue.

Panda Express pioneered the American Chinese fast-casual dining concept and continues to expand across a wide variety of formats including stand-alone restaurants, shopping centers, airports, universities, casinos, military bases, and theme parks.

Headquartered in Rosemead, California, Panda Express remains one of the largest privately held restaurant companies in the United States and is widely recognized for its strong brand identity and nationwide customer base.



JUICE IT UP

Founded in 1995, Juice It Up! is a leading smoothie, bowl, and juice franchise brand headquartered in Irvine, California. The company focuses on providing high-quality smoothies, superfruit bowls, and fresh juices made with functional ingredients designed to support healthy lifestyles.

With nearly 100 locations across the United States, Juice It Up! has grown into one of the most recognizable smoothie and juice bar concepts in the Western United States. The brand primarily operates in California, Arizona, New Mexico, Texas, and Oregon, and continues to expand through franchise partnerships.

Since 2018, Juice It Up! has been owned by SJB Brands, LLC, an experienced franchise ownership group led by industry veterans with extensive experience in restaurant development and franchise operations. Their leadership has helped strengthen the brand's growth strategy and operational support for franchisees.

OWNERSHIP	SJB Brands, LLC
YEARS IN BUSINESS	30+
MARKET CAP	Private
REVENUE 2025	~\$120M
HEADQUARTERS	Irvine, CA
CREDIT RATING	NR
LOCATIONS	~95+



RENT ROLL

SUITE	TENANT	AREA	PROJECT %	LEASE COM.	LEASE EXP.	OPTION	RENT ESCALATION	BASE	PSF	CAM	PSF
A	Panda Express	2,084	34.71%	4/19/2001	6/30/2031	One 5-year @ 10% inc	10% every 5 Yrs	\$6,397.40*	\$3.07	\$ 3,031.00	\$ 1.45
B	Juice It Up	1,200	19.99%	1/1/2014	12/31/2028	One 5-year @ FMV	3% Annually on Jan	\$3,278.18**	\$2.73	\$ 2,083.00	\$ 1.74
C	Mexican Restaurant	2,720	45.30%	4/1/2026	3/31/2033	One 7-year @ FMV	3.5% Annually on Apr	\$5,440.00	\$2.00	\$ 4,732.80	\$ 1.74
		6,004	100.00%					\$15,115.58		\$ 9,846.80	
				Annual				\$181,386.96		\$ 118,161.60	
										Total Income	\$ 299,548.56

*Based on 10% increase in 7/1/2026

** Based on Year 1 Rent

CASH FLOW

EXPENSES	2025 BUDGET	MONTHLY \$/SF
Real Estate Taxes	\$ 34,930	\$ 0.48
Insurance	\$ 5,317	\$ 0.07
Electric	\$ 1,694	\$ 0.02
Water	\$ 10,909	\$ 0.15
Trash	\$ 19,667	\$ 0.27
Janitorial	\$ 11,220	\$ 0.16
Pest	\$ 1,680	\$ 0.02
Telephone & Internet	\$ 1,152	\$ 0.02
Fire Sytem	\$ 1,531	\$ 0.02
Repair & Maintenance	\$ 3,215	\$ 0.04
Management Fee	\$ 11,949	\$ 0.17
Hines	\$ 12,657	\$ 0.18
Total Expense	\$ 115,921	\$ 1.61

FINANCIAL INDICATORS	
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HARRIMAN PL



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SAN BERNARDINO MARKET OVERVIEW

San Bernardino is a major city in San Bernardino County located in the heart of the Inland Empire region of Southern California. Positioned at the intersection of the I-10 and I-215 Freeways, the city serves as a key transportation and logistics hub connecting Southern California with national distribution networks.

With a population exceeding 220,000 residents, San Bernardino is one of the largest cities in the Inland Empire. Its proximity to the Cajon Pass and San Gorgonio Pass makes it an important corridor for freight movement between Southern California, Nevada, and the broader western United States.

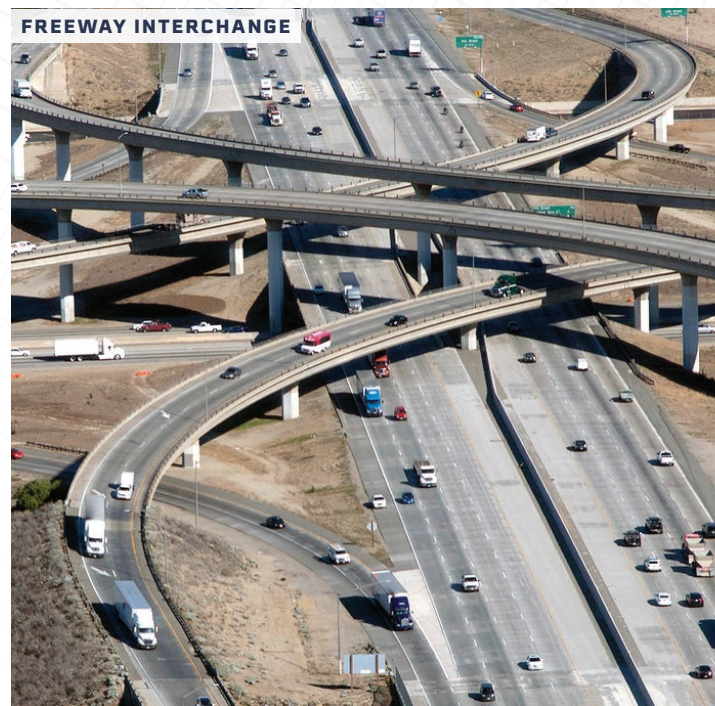
Hospitality Lane has developed into the city's primary commercial corridor, featuring office buildings, hotels, restaurants, and national retailers. Located along the Santa Ana River, the corridor serves as a major destination for business, hospitality, and regional commerce.

TOP AREA EMPLOYERS

COMPANY	DISTANCE	EMPLOYEES
County of San Bernardino	3.2 MI	20,000+
Loma Linda University Health	5.1 MI	18,000+
Amazon Fulfillment Center	6.8 MI	10,000+
Stater Bros Markets Headquarters	4.7 MI	8,000+
Kaiser Permanente Medical Center	7.3 MI	7,000+
California State University San Bernardino	5.5 MI	3,000+
BNSF Railway Logistics Hub	4.9 MI	Major Employer



DOWNTOWN SAN BERNARDINO



FREEWAY INTERCHANGE

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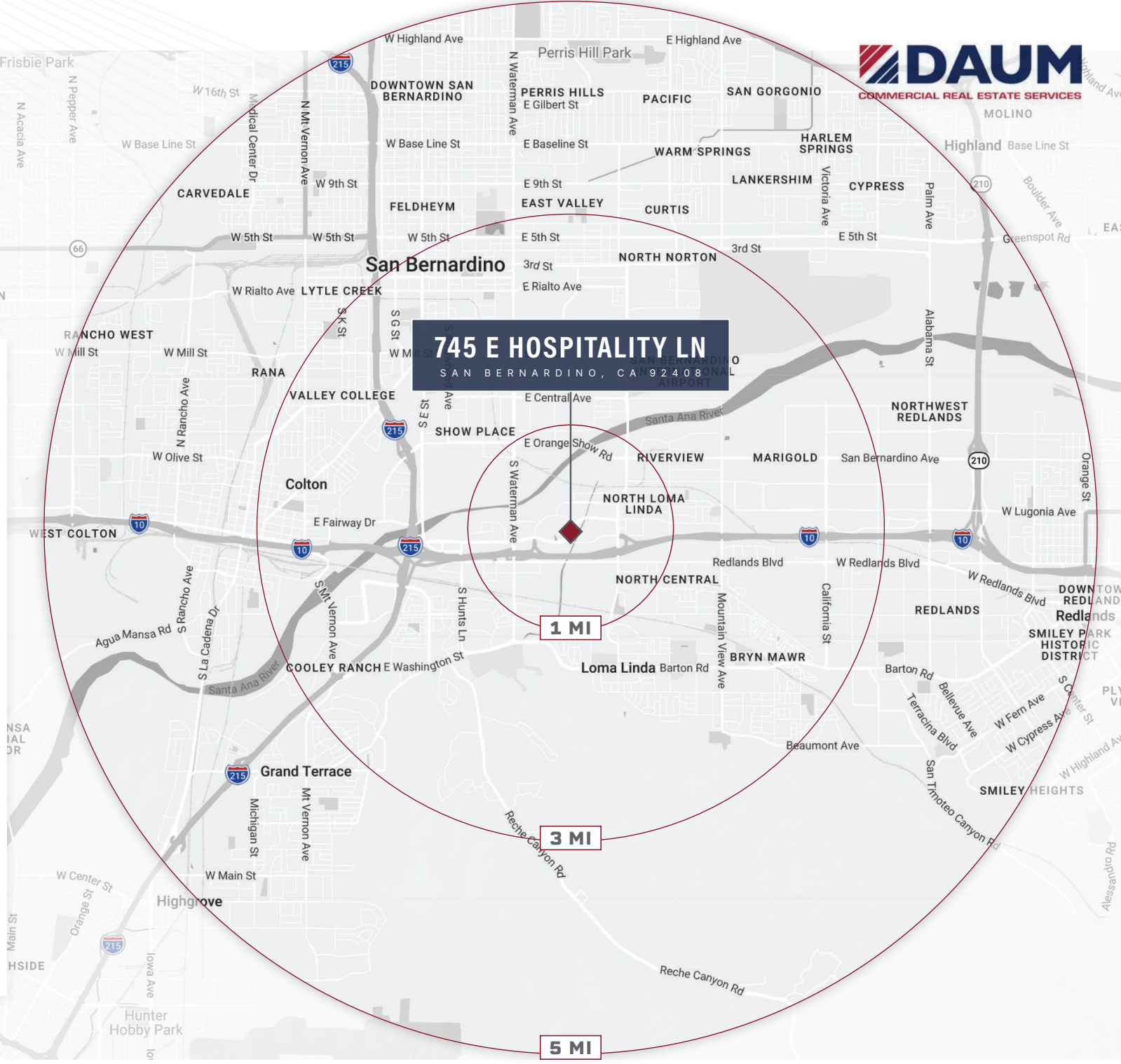
SAN BERNARDINO TRANSIT CENTER



DEMOGRAPHIC OVERVIEW



	1 MILE	3 MILE	5 MILE
POPULATION			
Population	18,450	121,300	309,700
Population Growth (2020-2025)	1.20%	2.00%	2.70%
HOUSEHOLDS			
Households	5,540	36,200	89,900
Household Growth (2020-2025)	1.30%	2.10%	2.60%
INCOME			
Avg. Household Income	\$69,200	\$73,900	\$78,500
Median Household Income	\$54,800	\$58,600	\$63,100
DAYTIME DEMOS			
Total # of Businesses	1,150	4,720	10,900
Total # of Employees	18,900	64,500	142,300
Employees per Business	16	14	13
Residential Pop. per Business	16	26	28



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1 MI

3 MI

5 MI

OWNER-USER OPPORTUNITY | SECOND GENERATION RESTAURANT

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