

17200 RAILROAD STREET, CITY OF INDUSTRY, CA 91748

SINGLE-TENANT NNN RESTAURANT INVESTMENT



OFFERING MEMORANDUM

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INVESTMENT SUMMARY

Tacos Don Goyo · 17200 Railroad Street, City of Industry, CA 91748

\$2,835,180

OFFERING PRICE

5.00%

CAP RATE

\$141,759

NET OPERATING INCOME

\$734

PRICE PSF



Building Area	±3,861 SF
Land Area	±19,798 SF (±0.45 AC)
Lease Commencement	November 1, 2023
Lease Expiration	October 31, 2033
Options	One (1) 10-Year Option
Rent Increases	3% Annually
Lease Type	Absolute NNN
Occupancy	100% — Single Tenant

INVESTMENT HIGHLIGHTS

➤ **Absolute NNN — Zero Landlord Obligations**

Brand-new 10-year absolute NNN lease (Nov 2023 – Oct 2033) plus one 10-year option. Tenant handles roof, structure, and all expenses — true management-free, coupon-clipper income at a 5.00% CAP.

➤ **Below-Market Rent, 3% Annual Growth**

\$3.00/SF/month rent is below market for a signalized corner on a 71,000+ CPD arterial — downside protection today, upside at rollover, and fixed 3% annual bumps compounding NOI every year.

➤ **Irreplaceable Signalized Hard Corner — 71,304 CPD**

SE corner of S. Azusa Ave & Railroad St moments from 60 freeway, nearby Costco, Walmart Supercenter, Puente Hills Mall, the auto malls, Glen Wilson High School, and Industry Hills Golf Club. The site sits at the center spot where five communities converge — City of Industry, Rowland Heights, Hacienda Heights, La Puente, and South San Jose Hills, providing 153,687 populations with \$119,099 household income just within 3 miles radius from the location.

➤ **Captive Lunch Trade of 67,000+ Workers**

Railroad Street is the gateway to the industrial corridor, with no restaurant nearby. The City of Industry packs 3,000+ businesses and 67,000+ workers into a city with almost no residents — 13,299 employees within one mile must eat out daily. Renovated in 2023 with 37 on-site stalls to feed the rush.

➤ **Proven Tenant — 4.3★, 2,300+ Reviews**

Tacos Don Goyo runs three Southern California locations (City of Industry, Downey, Brea) plus a catering division, averaging 4.3★ across 2,300+ Google reviews — a proven operator with a genuine following.



PROPERTY DESCRIPTION

Offered at \$2,835,180 (5.00% CAP), 17200 Railroad Street is a $\pm 3,861$ SF free-standing restaurant on a $\pm 19,798$ SF signalized hard corner at S. Azusa Avenue (SR-39) and Railroad Street — the crossroads of five cities and the front door to the City of Industry's industrial corridor. Renovated in 2023 for Tacos Don Goyo's brand-new 10-year absolute NNN lease, the asset delivers management-free income with 3% annual increases, one 10-year option, and below-market rent of roughly \$3.00/SF per month. Signalized intersection corner with 71,304 cars per day, 37 on-site parking stalls, and a captive weekday workforce of 67,000+ few block from the SR-60 interchange, this is coupon-clipper real estate on a corner that cannot be replicated.



LOCATION

17200 Railroad St
City of Industry, CA 91748



SITE

Signalized SE corner of
S. Azusa Ave & Railroad St



LAND AREA

$\pm 19,798$ SF (± 0.45 acres)
APN: [TO CONFIRM]



BUILDING AREA

$\pm 3,861$ SF free-standing
restaurant building



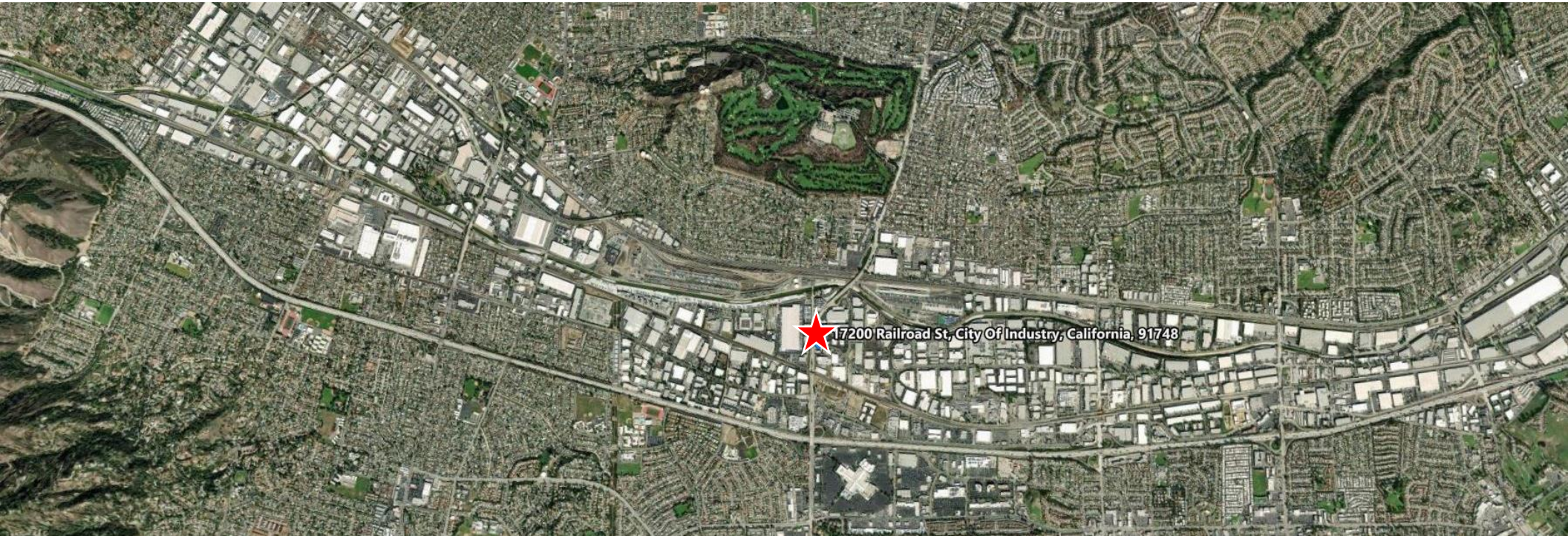
TRAFFIC COUNTS

Azusa Ave: 71,304 CPD
Adjacent to SR-60 Freeway



YEAR BUILT / RENOVATED

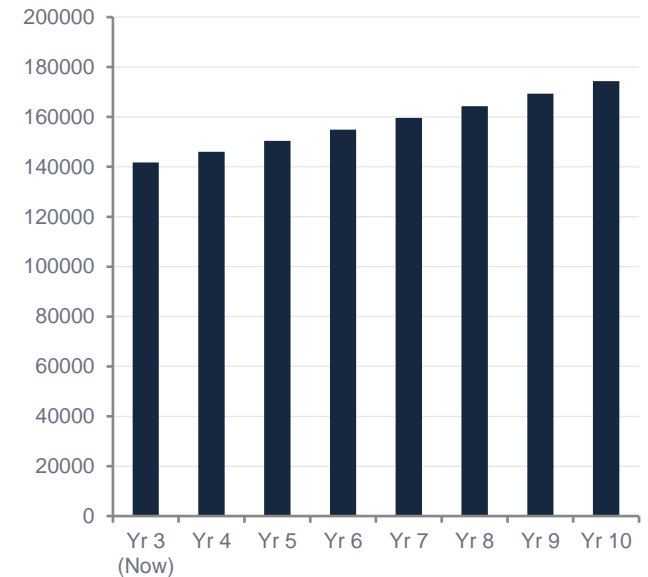
Built: 1975 / Renovated: 2023
Parking: 37



LEASE ABSTRACT

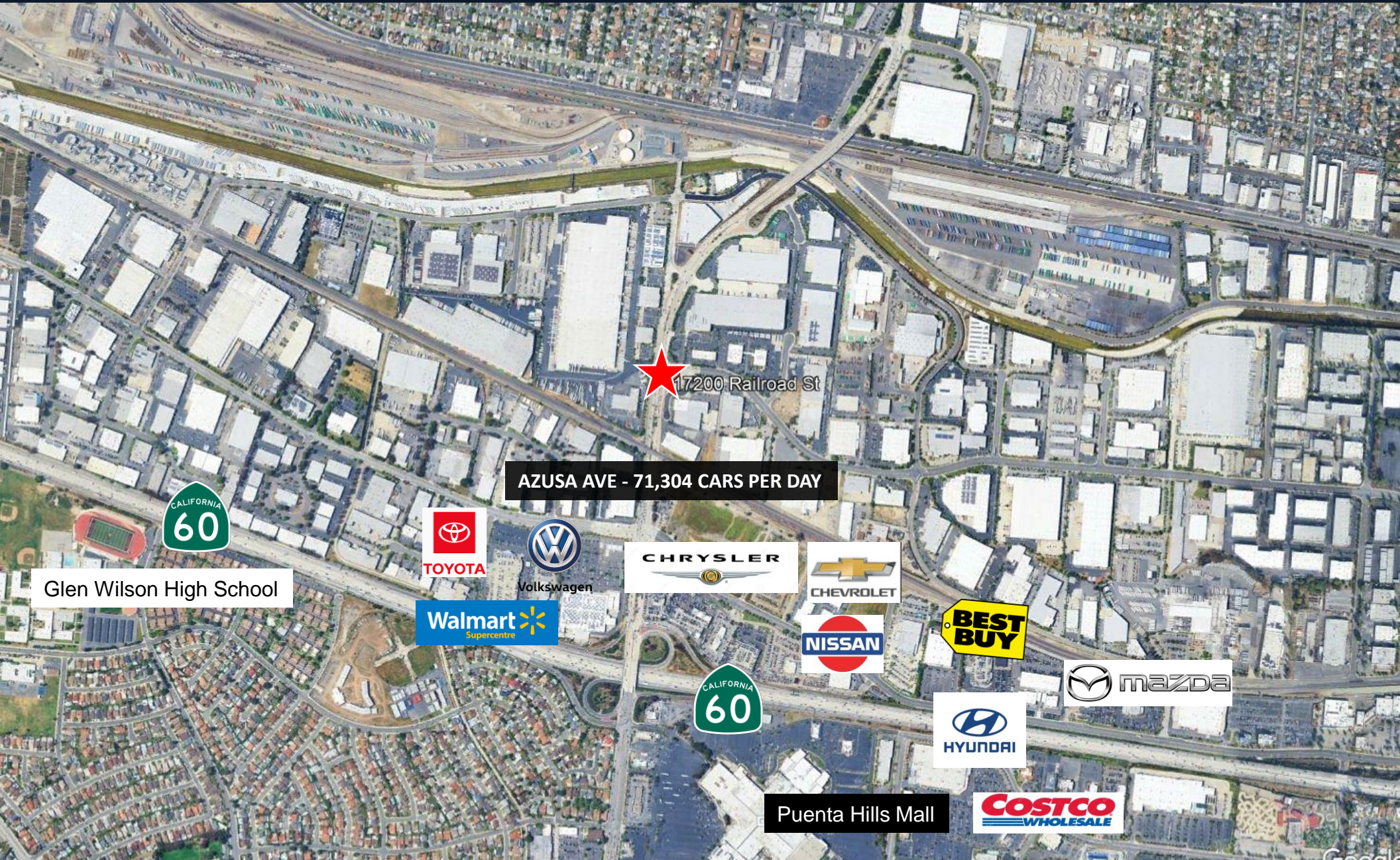
Tenant	Tacos Don Goyo
Guarantor	Personal Guaranty
Lease Type	NNN
Lease Commencement	November 1, 2023
Lease Expiration	October 31, 2033
Initial Term	Ten (10) Years
Options to Renew	One (1) Ten-Year Option
Rental Increases	Three Percent (3%) Annually
NOI (as of November 2026)	\$141,759.04 / Year *
Roof & Structure	Tenant

NOI GROWTH — 3% ANNUAL INCREASES



* Scheduled NOI as of November 2026 at \$141,759.04 escalating 3% annually..

LOCATION & TRAFFIC



71,304 CARS PER DAY on Azusa Avenue (SR-39) — one block from the SR-60 Pomona Freeway

LOCATION, LOCATION, LOCATION - At the Center of Cross Intersection of Five Cities



71,304 CARS PER DAY on Azusa Avenue (SR-39) — few blocks from the 60 Pomona Freeway

LOT AERIAL VIEW - 17200 Railroad Street



AZUSA AVE - 71,304 CARS PER DAY



Railroad St

Railroad St

Railroad St

Railroad St

Wallace Ave

Wallace Ave

Wallace Ave

Wallace Ave

S Azusa Ave

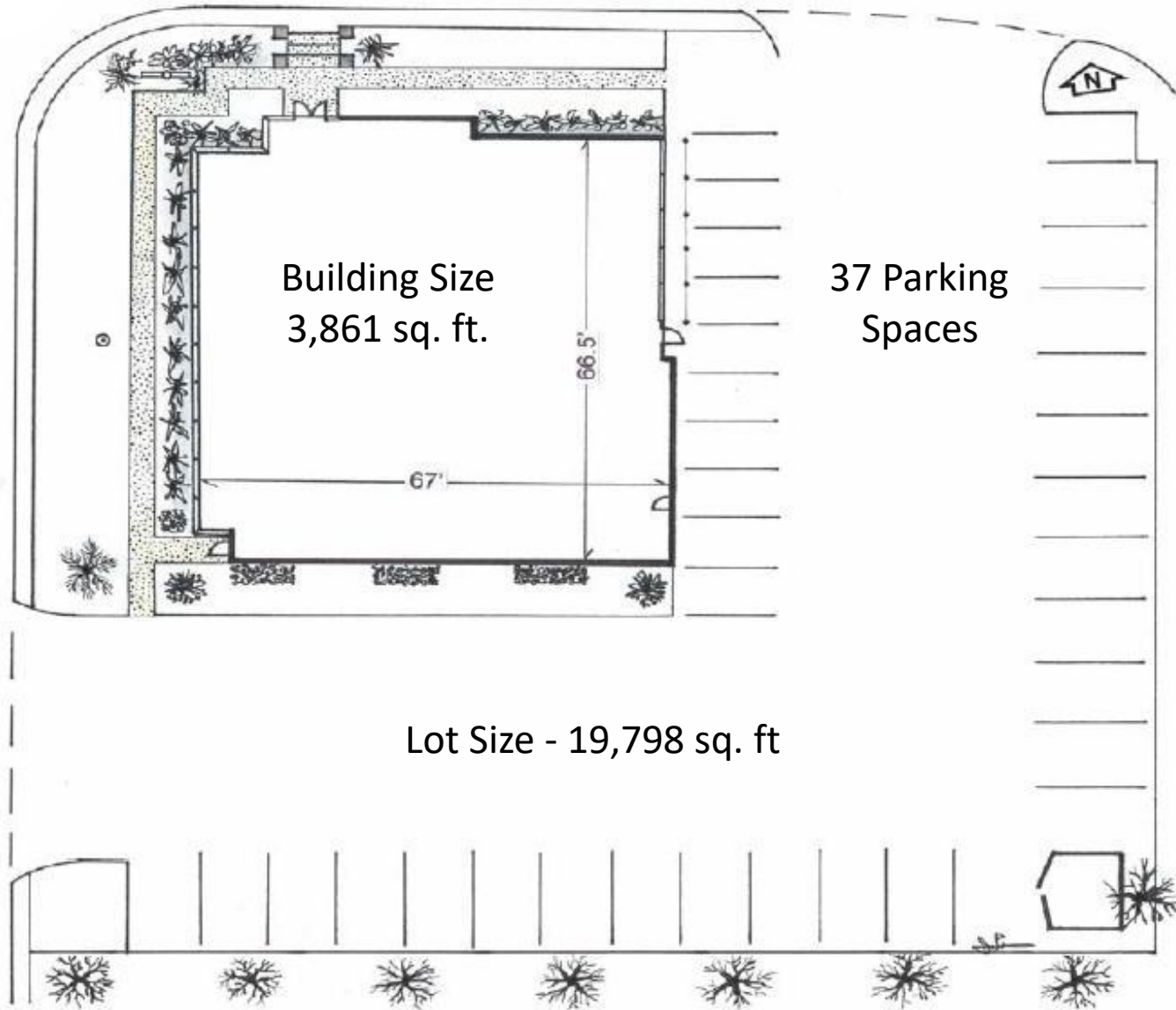
N8

Ave

SITE PLAN

Azusa Avenue

Railroad Street



Building Size
3,861 sq. ft.

37 Parking
Spaces

Lot Size - 19,798 sq. ft

66.5'

67'



CITY OF INDUSTRY

The Economic Engine of the San Gabriel Valley



3,000+

BUSINESSES CITYWIDE



67,000+

DAYTIME WORKERS



92%

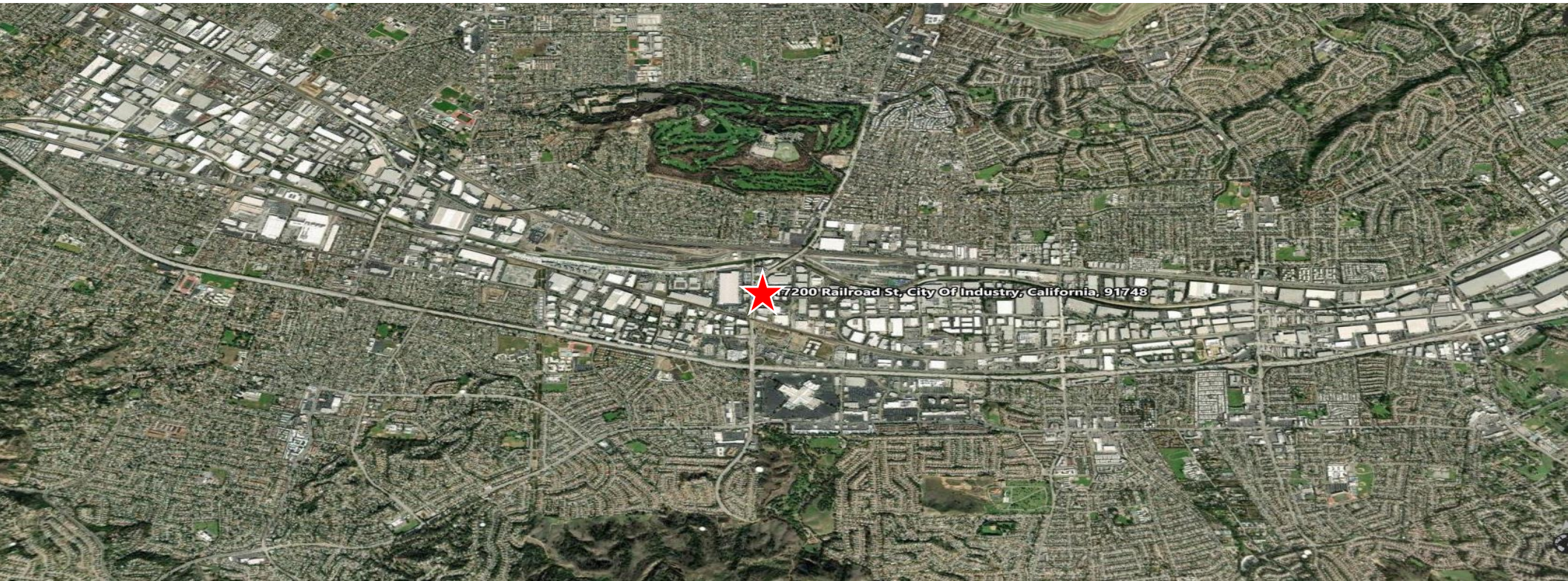
LAND ZONED INDUSTRIAL



\$31B+

ANNUAL SALES GENERATED

The City of Industry is almost entirely commercial and industrial — over 3,000 businesses employing more than 67,000 people, with only a few hundred residents. Every weekday, tens of thousands of warehouse, logistics, manufacturing, and office workers pour into the corridor surrounding the property and must eat out — creating one of Southern California's most reliable lunch-hour trade areas. Tacos Don Goyo sits directly in the path of this captive daytime demand, with 13,299 daytime employees within one mile and 58,185 within three miles of the site, supplemented by evening and weekend traffic from the dense residential communities of Hacienda Heights, Rowland Heights, La Puente, and West Covina.



DEMOGRAPHICS

A dense, growing trade area: nearly 349,000 residents and more than 118,000 daytime employees within five miles, with average household incomes above \$128,000.

	1 MILE	3 MILES	5 MILES
 2025 POPULATION	10,814	153,687	348,956
 2025 HOUSEHOLDS	2,972	43,078	99,171
 AVG. HOUSEHOLD INCOME	\$109,726	\$119,099	\$128,561
 DAYTIME EMPLOYMENT	13,299	58,185	118,306
 TOTAL BUSINESSES	1,080	6,509	13,610



TENANT PROFILE

TACOS DON GOYO

★ 4.3 GOOGLE RATING — Over 2,300 combined Google reviews

Tacos Don Goyo is a Southern California taqueria concept — a self-described fusion of Tijuana and Mexico City street-food traditions built on handmade tortillas and meats grilled over an open flame. From its original location, the brand has expanded to three restaurants in City of Industry, Downey, and Brea, and operates a dedicated catering division. They have combined Google review of over 2,300 with average 4.3 ratings.

WHY CUSTOMERS KEEP COMING BACK

- Handmade tortillas and open-flame meats — reviewers single out the carne asada, al pastor, and quesatacos
- Signature self-serve salsa bar with fresh salsas and pickled accompaniments
- Generous portions at street-taco prices (\$10–20 per person) — strong value reputation
- Late-night hours to midnight Fri–Sat and heavy weekday lunch crowds from surrounding industry
- *“Some of the best tacos in the City of Industry / Rowland Heights area” — Yelp reviewer*

EXCLUSIVELY MARKETED BY

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