



- Brand New Construction Single-Tenant Ono Hawaiian BBQ with Drive-Thru.
- 10-year absolute NNN corporate ground lease with Two 5-Year options.
- Favorable Drive-Thru Format.



ACTUAL PHOTO

OFFERING MEMORANDUM
SAN BERNARDINO, CA



539 N. H STREET

San Bernardino, CA 92410



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An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings, parking lots, and a major highway (I-10) on the right. The image is overlaid with a semi-transparent teal rectangle. Inside this rectangle, the number '01' is displayed in a large, white, serif font. The background shows a cityscape with mountains in the distance under a clear blue sky.

01

The Property

PROPERTY SUMMARY

Address	▪ 539 N H St, San Bernardino, CA
Price	▪ Not Disclosed
Sale Type	▪ Investment NNN
Property Type	▪ Retail
Property Subtype	▪ Fast Food
Building Size	▪ 2,285 SF
Building Class	▪ B
Year Built	▪ 2026
NOI	▪ \$135,729
Tenancy	▪ Single
Building Height	▪ 1 Story
Building FAR	▪ 0.14
Lot Size	▪ 0.36 AC
Opportunity Zone	▪ Yes
Zoning	▪ CR-2 – Commercial Regional 2
Frontage	▪ 101' on North H Street



120+

Locations Across California & Arizona – Rapidly growing fast-casual brand

\$240M

Annual U.S. Sales – Strong revenue base with consistent year-over-year growth

#179

Ranked in Technomic's Top 500 Chains by Restaurant Business



Food4Less

METROLINK

dd's DISCOUNTS

Marshalls

San Bernardino Valley College

Fairview Ford



Ono Hawaiian BBQ
EST. 2002

5TH STREET

H STREET

SPRUCE STREET

EXECUTIVE SUMMARY

2,285 SF | Retail Building | San Bernardino, CA 92410 | For Sale

A rare single-tenant NNN investment opportunity featuring a brand-new, freestanding retail building with a drive-thru, ideally located in the heart of San Bernardino. The property sits within a high-traffic retail plaza anchored by nationally recognized tenants including Starbucks and In-N-Out Burger, generating strong consumer traffic and long-term value.

The asset is secured by a new 10-year absolute NNN lease with Ono Hawaiian BBQ, including two (2) five-year renewal options and 10% rental increases every five years, providing a stable and truly passive, management-free income stream. With excellent freeway visibility, strong traffic exposure, and a prime position within a dense commercial corridor, the property benefits from robust market fundamentals and sustained tenant demand.

Brand-new freestanding retail building with drive-thru

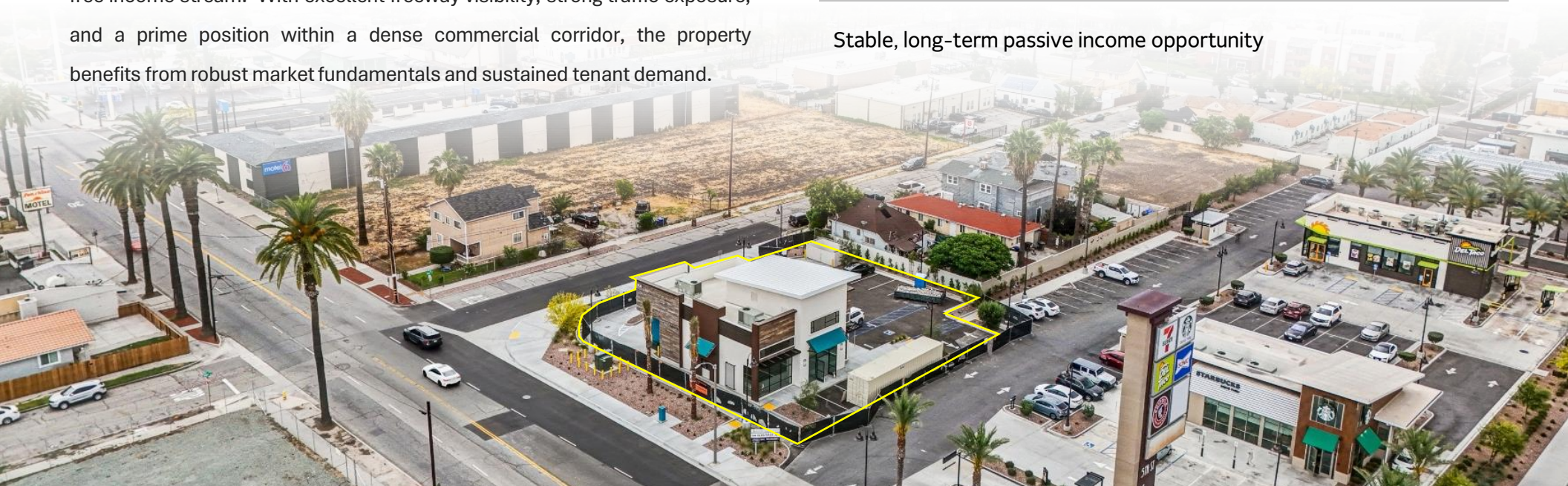
10-year absolute NNN lease (zero landlord responsibilities)

Two (2) five-year options with 10% rent increases every five years

Strong co-tenancy with Starbucks and In-N-Out Burger

High-traffic location with excellent freeway visibility

Stable, long-term passive income opportunity



San Bernardino
PD

Simple Stay
Suites

Norman F. Feldheim
Public Library

St Bernardine Plaza

Plaza Senior

Rosa Parks Memorial
Building

REGAL
CINEMAS

California Theatre Of
The Performing Arts



Ono Hawaiian BBQ
EST. 2002



SPRUCE ST

5TH STREET

H STREET



Ono Hawaiian BBQ

EST. 2002

Ono Hawaiian BBQ is a privately held, fast-casual restaurant chain specializing in Hawaiian-inspired plate lunches and island cuisine. Founded in 2002 and headquartered in Diamond Bar, California, the brand has established itself as a leading regional operator known for its “Aloha” hospitality and made-to-order menu offerings.

The company operates 120+ locations across California and Arizona, with continued expansion into new markets including Texas and Southern California submarkets.

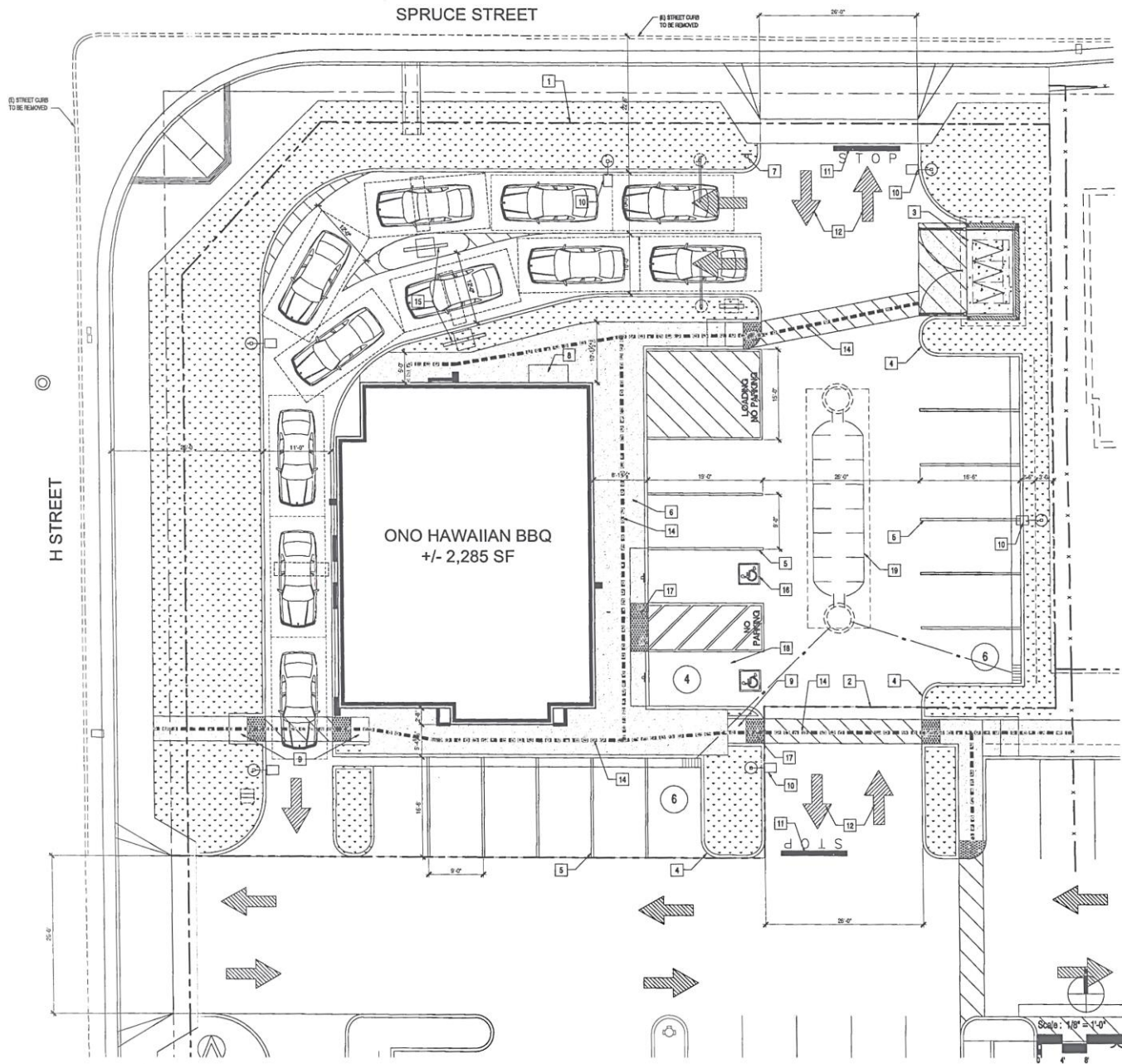
Tenant Overview

Tenant Name	Ono Hawaiian BBQ
Founded	2002
Headquarters	Diamond Bar, California
Ownership	Privately Held
Concept	Fast-casual Hawaiian-inspired cuisine (plate lunches)
Locations	120+ locations across California & Arizona
Expansion	Expanding into new markets including Texas
Annual Revenue	~\$170M+
Industry Ranking	Top 200 U.S. restaurant chains
Brand Positioning	Affordable, high-quality fast-casual dining
Investment Appeal	Established regional operator with consistent growth and strong demand





SITE PLAN



KEYNOTES:

- 1 PROPERTY LINE AFTER ROW DEDICATION. REFERENCE CIVIL DRAWINGS.
- 2 EXISTING LEASE LINE. REFERENCE CIVIL DRAWINGS
- 3 TRASH ENCLOSURE. REFERENCE DETAIL. HAS 1.03
- 4 CONCRETE CURB OR CURB AND GUTTER. REFERENCE CIVIL DRAWINGS
- 5 PARKING LOT STRIPING. 4" WIDE LINES PAINTED "WHITE" TYPICAL
- 6 WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
- 7 SITE ENTRANCE TOW AWAY SIGN. REFERENCE BAS 1.03
- 8 ELECTRIC METER CABINET LOCATION
- 9 ACCESSIBLE RAMP
- 10 LIGHT STANDARD BASE. REFERENCE ELECTRICAL DRAWINGS.
- 11 PAINT WHITE STOP SIGN PER CITY STANDARDS. SEE 18AS 1.04
- 12 PAINT WHITE PAVEMENT DIRECTIONAL ARROW. SEE 18AS 1.04
- 13 STOP SIGN ON POLE
- 14 ACCESSIBLE PATH OF TRAVEL. SEE ACCESSIBLE ROUTES SHEET AS 1.03
- 15 MENU BOARD
- 16 INTERNATIONAL SYMBOL AT PARKING STALL
- 17 TRUNCATED DOMES
- 18 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE. SEE 18AS 1.03
- 19 UG RETENTION BASIN. SEE CIVIL DRAWINGS

LEGEND:

- LIGHT STAND. REFERENCE ELECTRICAL DRAWINGS
- WALKWAY - 4" CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
- LANDSCAPING AND IRRIGATION SYSTEM. REFERENCE LANDSCAPE DRAWINGS
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- INDICATES NUMBER OF PARKING SPACES

VICINITY MAP



An aerial photograph of a city intersection, likely in Las Vegas, showing a multi-lane highway, commercial buildings, parking lots, and residential houses. A large, semi-transparent teal '02' is overlaid in the center of the image. The background features a clear blue sky and distant mountains.

02

The Location



SAN BERNARDINO

PRIDE IN PROGRESS

San Bernardino is a city located in the Inland Empire and that serves as the county seat of San Bernardino County, California, United States. As one of the Inland Empire's anchor cities, San Bernardino spans 81 square miles on the floor of the San Bernardino Valley and as of 2019 has a population of 215,784. San Bernardino is the 17th-largest city in California and the 103rd-largest city in the United States.



219,709
POPULATION



60,717
HOUSEHOLDS



\$63,454
AVG HH INCOME

Government, retail, and service industries dominate the economy of the city of San Bernardino. From 1998 to 2020, San Bernardino's economy grew by 26,217 jobs, a 37% increase, to 97,139. Government was both the largest and the fastest-growing employment sector, reaching close to 20,000 jobs in 2020. Other significant sectors were retail (16,000 jobs) and education (13,200 jobs).



TOP EMPLOYERS

Centrally located in Southern California, San Bernardino has been at the center of the Southland goods movement since 1875, when the Southern Pacific and Santa Fe Railroads reached the City. Today, the City is home to the BNSF Intermodal Facility and San Bernardino International Airport. The City is located at the convergence of the I-10, SR-210 and I-215 highways. The southbound I-215 connects to SR-91 leading to Orange County, with northbound connecting to I-15, which passes through several states leading to the Canadian border.

3,000 EMPLOYEES



2,500+ EMPLOYEES



1,000+ EMPLOYEES



1,000+ EMPLOYEES



City of
San Bernardino
California

Industrial Hub with Educational and Recreational Assets In San Bernardino

The City has over 35 million square-feet of industrial space, which provides the manufacturing, transportation and warehousing industries with plenty of selection opportunities. Education and recreation are an integral part of the successful growth of the City. California State University, San Bernardino and San Bernardino Valley College are located within the City, with several universities within close proximity including Loma Linda University, University of Redlands and University of California, Riverside. The City is the also the gateway to the San Bernardino Mountains, home to several ski resorts, numerous lakes and many other outdoor recreation opportunities.

AREA ECONOMY

The City of San Bernardino has a diverse economy that includes a mix of industries such as healthcare, education, logistics, and retail. Here are some key aspects of the city's economy:

Healthcare: San Bernardino is home to several hospitals and healthcare providers, including Loma Linda University Medical Center, Kaiser Permanente, and San Bernardino County Medical Center.

Logistics and Transportation: Due to its central location in Southern California, San Bernardino has become a major logistics and transportation hub, with several large warehouses and distribution centers located in the city. Amazon, Burlington Stores, and The Home Depot are among the companies with large logistics operations in San Bernardino.

ECONOMIC SECTORS

Education: San Bernardino is home to California State University, San Bernardino, one of the fastest-growing universities in the state. The city also has several other colleges and vocational schools.

Retail: San Bernardino has a thriving retail sector, with several large shopping centers and regional malls located throughout the city. Stater Bros. Markets, a regional supermarket chain, is headquartered in San Bernardino.

Government: As the county seat of San Bernardino County, the city is home to several government offices and facilities, including the San Bernardino County Courthouse and the San Bernardino County Administration Building.

Small Businesses: San Bernardino has a strong small business community, with many locally owned and operated businesses throughout the city.



San Bernardino Santa Fe Depot



California Theatre



San Bernardino Valley College

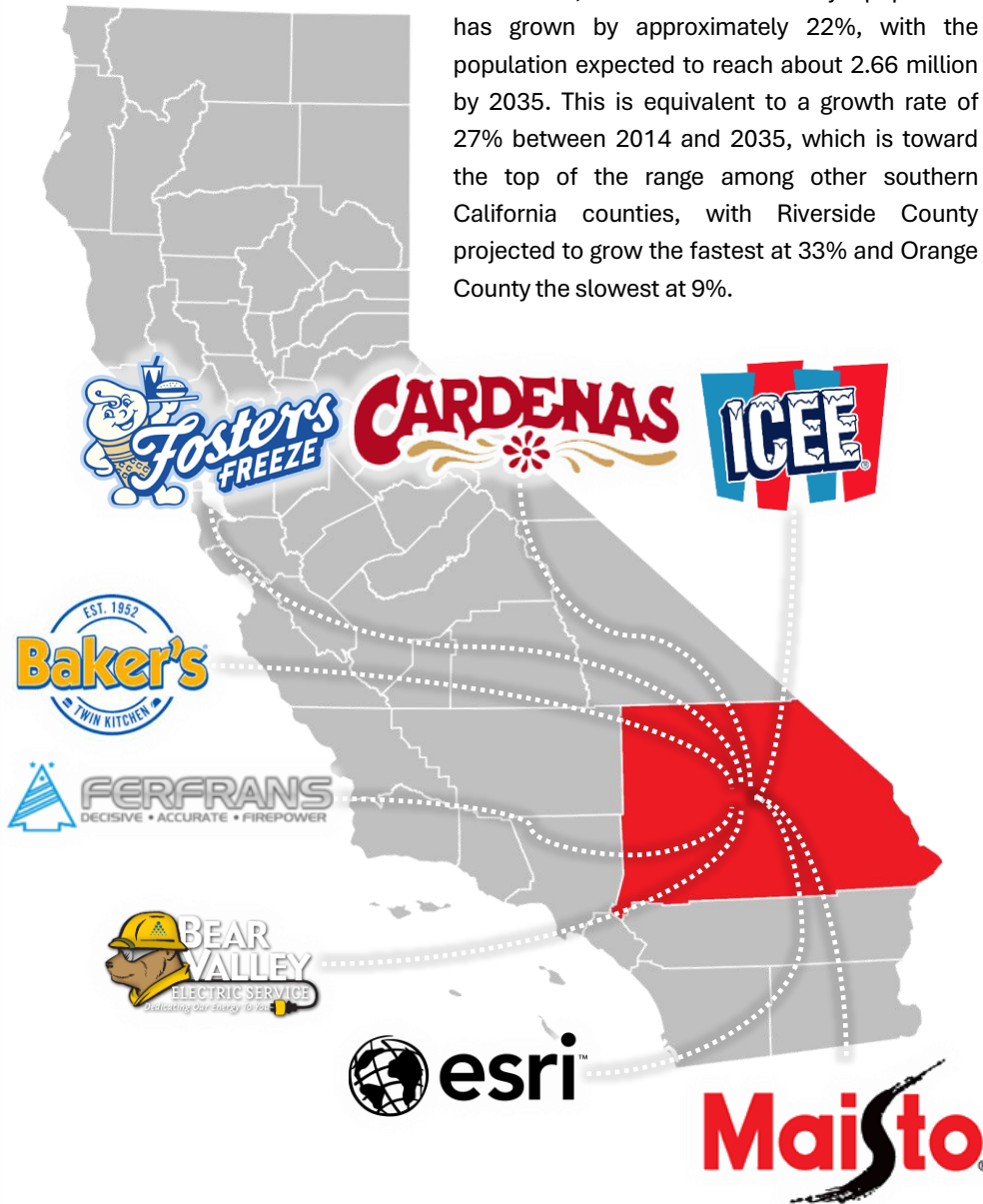


LOMA LINDA UNIVERSITY
HEALTH



Company Headquarters

Since 2000, San Bernardino County's population has grown by approximately 22%, with the population expected to reach about 2.66 million by 2035. This is equivalent to a growth rate of 27% between 2014 and 2035, which is toward the top of the range among other southern California counties, with Riverside County projected to grow the fastest at 33% and Orange County the slowest at 9%.



San Bernardino County has a skilled workforce of almost 900,000 people, and has access to over 21 millions strong regional consumer population. The County's infrastructure and transportation assets provide unrivaled access to lucrative consumer and business markets. The region is the nation's leading logistics, warehouse, and distribution market for a multitude of Fortune 500 firms thanks to a location of approximately 40 miles from the seaports of Los Angeles/Long Beach.

The County also benefits from three large airports with spare capacity and available space nearby (ONT, SBD, and VCV). LA/Ontario International Airport (ONT) is a medium-hub, full-service airport with commercial passenger service to major U.S. cities. ONT is also a major cargo airport and serves as the UPS West Coast air hub. The busiest rail corridors in the U.S. run through the County. Union Pacific and BNSF rail lines connect the ports of Los Angeles/ Long Beach with designation east of the Rockies providing even more reason that the County is a great location for U.S. regional distribution centers.

The County of San Bernardino embarked on a bold mission to develop a Countywide vision. For the first time in its history, all of the County's 24 cities and towns and County leadership worked together to create a vision for the future. This outreach included more than 25 groups of business leaders at specific subject area meetings ranging from the environment to home building, from transportation to education and from water to health care. The vision matters to the businesses that are here and those that consider this region for future investment.

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