

LA BUFA DORA

BAJA GRILL

... 29640 Goetz Rd, Menifee, CA 92587 ...



EXCLUSIVELY LISTED BY:

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REALSOURCE GROUP

... OFFERING MEMORANDUM ...

LA
BUFADORA
BAJA GRILL

29640 Goetz Rd, Menifee, CA 92587

PRICE	CAP RATE	NOI ²
\$2,264,000	5.30%	\$119,992

TENANT: ¹	La Bufadora
LEASE SIGNATURE:	Corporate
LEASE COMMENCEMENT:	11/30/2025
LEASE EXPIRATION:	4/30/2031
LEASE TYPE:	NN+
MONTHLY INCOME:	\$9,999
PROPERTY TAXES:	Landlord Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA:	Tenant Responsibility
ROOF, STRUCTURE, PARKING LOT, HVAC:	Landlord Responsibility
RENTAL INCREASES:	5.00% Annually starting in Year 3
RENEWAL OPTIONS:	Three, 5-Year @ 2.00% Annually
YEAR BUILT:	2024
LOT SIZE (ACRES):	0.92 AC
NET RENTABLE AREA:	3,800 SF

1 - All lease provisions to be independently verified by Buyer during Due Diligence period.
2 - Estimating Net Operating Income when factoring in a \$25,000 Annual Tax Responsibility of Landlord



- **Single-Tenant La Bufadora Baja Grill:**
 - Corporate Lease from rapidly expanding Mexican restaurant brand
 - NN+ Lease with minimal landlord responsibilities, ideal for a passive investor
 - 5-Year initial lease term w/ three (3), 5-year Options
 - 5.00% Annual Increases in Primary Term (Starting in 2028)
- **About La Bufadora Baja Grill:**
 - Private, Southern California-Based Company
 - Multi-Unit, Fast-Casual, Mexican Restaurant
 - 13 Stores & actively expanding throughout select Southern California markets
 - Experienced Operator w/ Close to 30-years servicing their loyal customers
- **Recent, 2024 Construction w/ Drive-Thru**
- **Minimal QSR Competition in the Market, and positioned within a corridor of Dense & Affluent Demographics:**
 - 149,000+ Residents & \$146,700+ Average Household Incomes within 5-miles
- **Nearby Retail Development :** Close to 750K+ Square Feet of Retail space has been added in last 5-years (50% Growth)
- **Direct Ingress & Egress Access to Goetz Rd (18,000+ CPD)**
- **Adjacent to ARCO Gas Station/C-Store, benefiting the site w/ supplemental daily traffic flow**
- **Nearby Infrastructure Development:**
 - Interstate lane widening of I-215 to 8-lanes
 - Menifee Blvd extension (2026)
- **Menifee, CA: #4 fastest growing city in California:**
 - 32% Population Increase from 2010-2020
 - 3-5% Growth Rate Annually
- **Numerous Master-Planned Communities surrounding the Property:**
 - Audie Murphy Ranch - \$140,000+ Average household Incomes w/ 10% annual value appreciation
 - Menifee Lakes - \$130k+ Average household incomes w/ 2 golf courses
- **Riverside-San Bernardino-Ontario, California MSA: #3 Most Populous MSA in CA**
 - 5th Strongest Population growth in the USA
 - Ranked 20th in USA for GDP



#3

Most Populous
MSA in CA



30+

Years of Restaurant
Experience



\$146K+

Average Household
Incomes within 5-mi



149K+

Population within
5-mi



2024

Construction



5.00%

Annual Increases
(2028)



#4

Fastest growing city in
California



#20

Largest MSA
in USA

ANNUALIZED OPERATING DATA	
	CURRENT
Scheduled Gross Income (SGI):	\$144,992
Expense Reimbursement:	\$14,167
Total Operating Income:	\$159,159
Vacancy:	NA
Gross Operating Income:	\$159,159
Total Operating Expenses (1):	(\$39,167)
Net Operating Income (NOI):	\$119,992
Annual Debt Service:	=
Cash Flow after Debt Service:	\$119,992

1 - Tenant not reimbursing for property tax. Assuming \$25,000 annual expense to landlord.

OPERATING EXPENSES		
	AMOUNT	\$/SF
Taxes (1):	\$25,000	\$0.72
Insurance:	\$2,875	\$0.83
CAM:	\$9,928	\$0.28
Admin Fee (15% of CAM):	\$1,364	\$0.39
Total Expenses:	\$39,167	\$1.13

1 - Assuming a \$25,000 Annual Expense to Landlord upon Re-Assessment at Sale

COUNTRYSIDE MARKETPLACE
- 12-Minute Drive Time -



MENIFEE, CA

- #4 Fastest Growing City in CA -



ONTARIO INTERNATIONAL AIRPORT

- 42-Minute Drive Time -



PALOMA VALLEY HIGH SCHOOL

- 2,593 Students -



NEW PORT ROAD 36,000+ CPD



SUBJECT PROPERTY

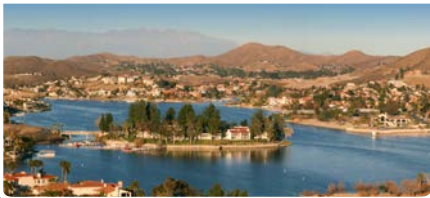


VISTA WAY

GOETZ ROAD 18,000+ CPD

CANYON LAKE

- 10-Minute Drive Time -





SUBJECT PROPERTY
LA BUFADORA
 BAJA GRILL

NEWPORT CROSSING
 verizon Jack in the box
 IHOP UPS

FITNESS 19
 AutoZone
 DOLLAR TREE

STATER BROS. markets
 Reilly AUTO PARTS

KATHRYN NEWPORT MIDDLE SCHOOL
 - 926 STUDENTS -

NEW PORT ROAD 36,000+ CPD

TAAWILA ELEMENTARY SCHOOL
 - 786 STUDENTS -

BOULDERS MENIFEE
 - 234 Units -

CANYON GOLF CARS

ampm

ARCO

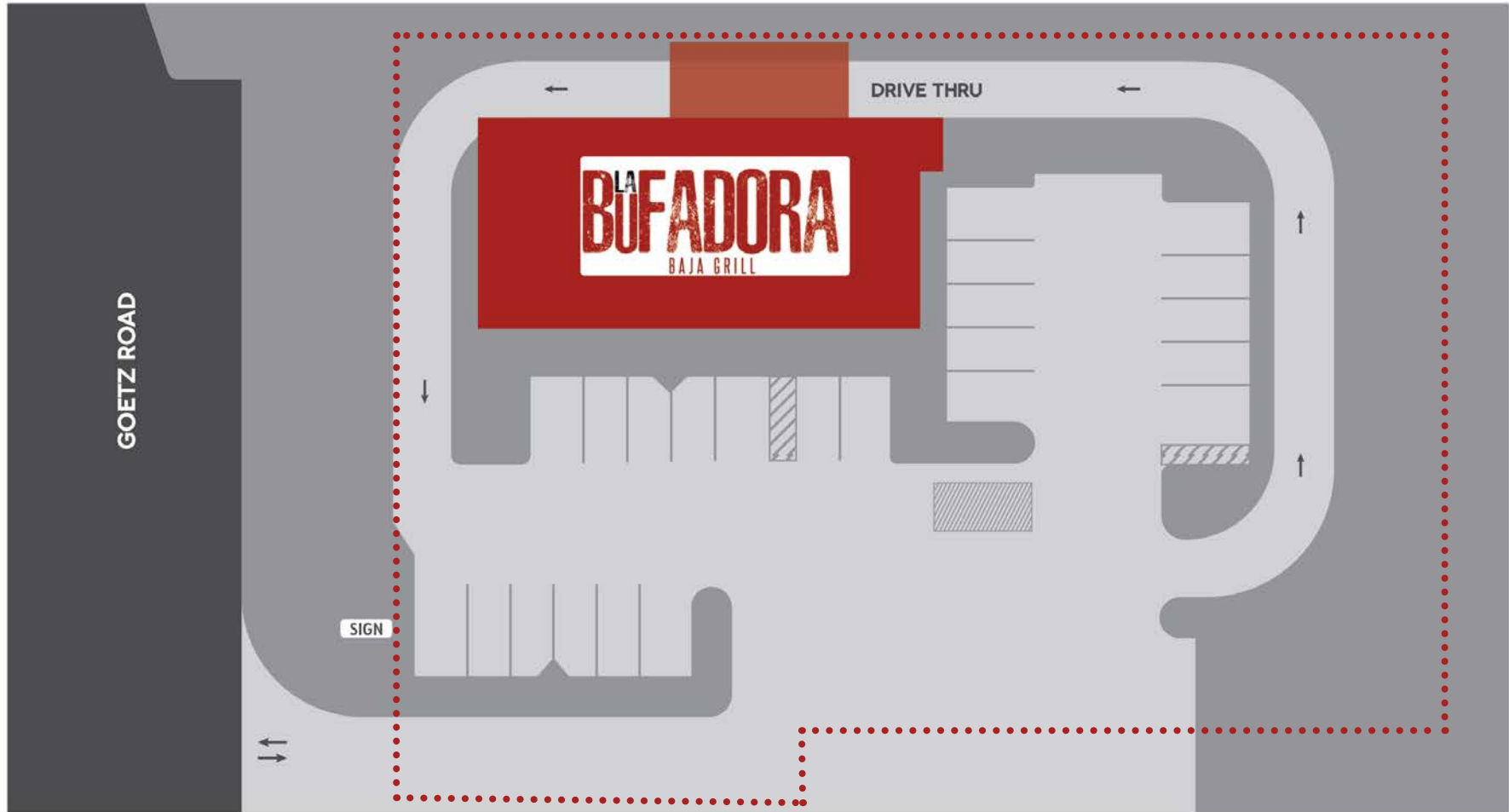
VISTA WAY

GOETZ ROAD 18,000+ CPD

DEMOGRAPHICS

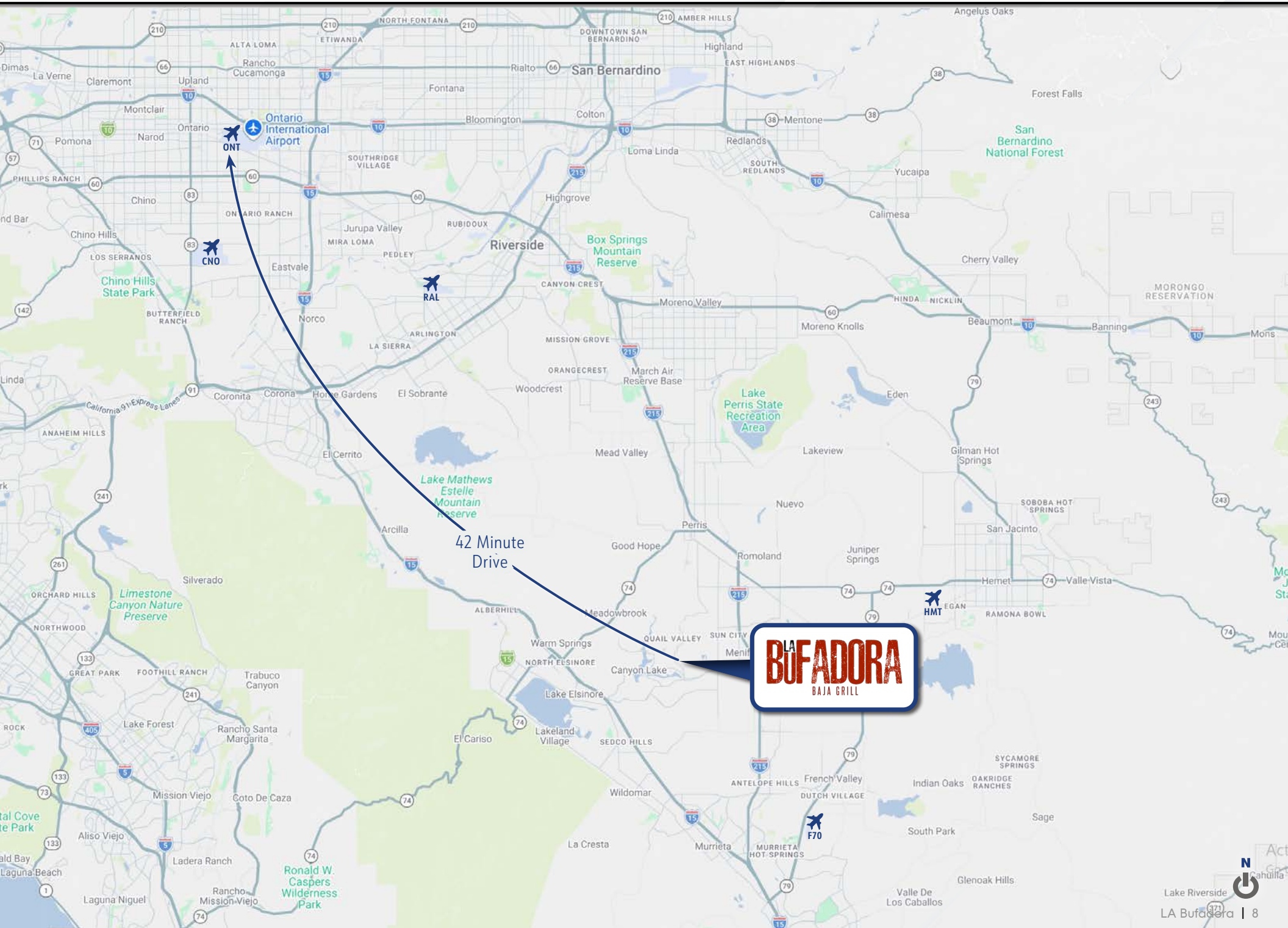
	Population	AHHI
1-Mile Radius	11,461	\$146,784
3-Mile Radius	64,028	\$132,183
5-Mile Radius	149,642	\$120,498





■ Subject Property ■■■ Property Parcel | APN # 351-074-024





LA BUFADORA
BAJA GRILL

42 Minute Drive





La Bufadora Baja Grill is a privately held restaurant company specializing in Baja-style Mexican cuisine. Founded in 1998 and headquartered in Riverside, California, the brand has built a long-standing presence across its markets by offering a fast-casual dining experience centered on bold flavors and made-to-order menu offerings. Their mission is to bring authentic taste of Baja California to various markets throughout Southern California & beyond.

Today, La Bufadora operates 13 locations, reflecting a meaningful multi-unit footprint and a scalable operating model. As a multi-location operator, the brand benefits from standardization in food preparation, staffing, training, and guest service, all supporting consistency across locations and improving performance across their numerous markets.



Tenant Name:	La Bufadora Baja Grill
Locations:	13
Company Type:	Private
Headquarters:	Riverside, CA
Founded:	1998
Website:	www.labufadorabajagrill.com

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

GEOGRAPHY

- Riverside-Ontario-San Bernardino MSA = 27,000 sq mi
- The City of Wildomar falls within the Riverside-Ontario-San Bernardino MSA, otherwise known as the Inland Empire, an area larger than states like Maryland, West Virginia, Massachusetts and Connecticut
- East of Los Angeles and Orange Counties , 2 major counties & 52 Cities fall within the dense Metropolitan Area

INLAND EMPIRE ECONOMY

- Ontario International Airport is the fastest-growing airport in US for 5th straight year
- Averaging 3,833 new jobs per month in 2022, with Transportation & warehouse at 138% of pre-pandemic levels
- Estimated 40% of all consumer goods flow through the region with logistics centers reaching 600+M Sq Ft.
- Five Major Sectors leading to region's growth:
 - Logistics, Healthcare, Construction, Manufacturing, Scientific Research
- 39% growth of CA Tech Jobs- highest rate in U.S.
- Cal St. San Bernardino is top two cyber security programs in US
- Loma Linda University, a global healthcare leader, expanded \$1B IN 2021

RIVERSIDE-SAN BERNARDINO-ONTARIO



RIVERSIDE, CA



AMAZON - INLAND EMPIRE



ONTARIO INTERNATIONAL AIRPORT

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

POPULATION

- The Inland Empire is one of the fastest-growing metropolitan areas in the US
- The Riverside-San Bernardino-Ontario MSA has the 5th largest population growth in the US, an increase of 31% since 2010
- The Inland Empire is the 3rd most populous county in CA, with projections of reaching 7M residents over the next decades
- Home to approximately 2,556,000 residents and the center of regional growth in Southern California
- Amazon is the region's largest employer, having invested \$19.3B into the Inland Empire

INLAND EMPIRE'S LARGEST EMPLOYERS:

- | | |
|--------------------------|-------------------------------|
| » Amazon | » Kaiser Permanente Riverside |
| » UC Riverside | » Medical Center |
| » March Air Reserve Base | » Pechanga Resort & Casino |
| » Stater Bros. | » Walmart |

#5

Fastest Growing Population in the US

#3

Most Populous County in CA

#1

Employer: Amazon investing \$19.3B into IE

#1

Fastest Growing Airport in US (Ontario International Airport)

RIVERSIDE-SAN BERNARDINO-ONTARIO



UC RIVERSIDE



PECHANGA RESORT & CASINO



KAISER PERMANENTE RIVERSIDE MEDICAL CENTER

	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	11,461	64,028	149,642
2030 Projected Population	12,274	67,284	159,785
2020 Census Population	9,477	60,405	137,880
2010 Census Population	8,465	46,180	108,489
2025 Median Age	36.9	39.1	38.0
Households			
2025 Estimated Households	3,706	21,315	50,128
2030 Projected Households	4,035	22,819	54,422
2020 Census Households	3,087	20,327	46,543
2010 Census Households	2,786	16,084	37,611
Household Income			
2025 Estimated Average Household Income	\$146,784	\$132,183	\$120,498
2025 Estimated Median Household Income	\$125,228	\$112,966	\$102,834



149k
Estimated
Population
(5-MILE RADIUS)



50k
Estimated
Households
(5-MILE RADIUS)



\$146k
Ave. Household
Income
(1-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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