

FOR SALE

Four (4) Adjacent Restaurants



South-West Corner Harbor Blvd and Chapman Ave
Garden Grove - Anaheim, California



- * Surrounded by Major High-Rise Hotels (2700 rooms)
- * High Traffic Intersection: 56,845 cars per day (2014)
- * Low Rent Structure
- * Nearby Disneyland and LA Angels Baseball Park
- * Successful Gross Sales History
- * Heavily Touristed Area

Exclusively Listed By:

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FOUR FREE-STANDING RESTAURANTS

Anaheim, California

INVESTMENT PARAMETERS

Asking Price: \$14,250,000

Capitalization Rate: 4.5%

Areas:

Buildings (Owned by Tenants) 28,039 SF

Land (For Sale) 1.78 Acres

Exclusive Parking Area (not owned) 2.72 Acres

Date Constructed: 2001 and 2008

Parking Spaces: 304 Estimated

Financing: Owned Free and Clear



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Anaheim, California

INVESTMENT SUMMARY

The offering consists of four (4) adjacent restaurants located at the South-West corner of Harbor Blvd. and Chapman Blvd in Garden Grove-Anaheim, California and located just South of Disneyland as follows:

Joe's Crab Shack



Red Robin Gourmet Burgers



Outback Steakhouse



Oggi's Pizza and Brewery



The four (4) restaurants were constructed in 2001 (except for Oggi's which was constructed in 2008) as part of the development and construction of the adjacent three (3) high-rise hotels:

Windham Anaheim Garden Grove



Anaheim Marriott Suites by Marriott



Homewood Suites by Hilton Anaheim



GROUND LEASES (Underlying Land for Sale)

All four (4) restaurants are located on long term ground leases. The land under the restaurants is for sale and the restaurants own their respective buildings. Upon termination of the ground leases, the ownership of the buildings will revert to the owner of the land. As of July 1, 2018, each restaurant will be located on their own separate tax parcel.

LOCATION

The four (4) restaurants are located just South of Disneyland, the Disney California Adventure, the Anaheim Gardenwalk, and the Anaheim Convention Center. Also, the Los Angeles Angels baseball stadium is located several miles to the North East.

DISNEYLAND

Disneyland Park, originally Disneyland, is the first of two theme parks built at the Disneyland Resort in Anaheim, California, opened on July 17, 1955. It is the only theme park designed and built under the direct supervision of Walt Disney. Disneyland Park now consists of Disneyland and Disney California Adventure Park.

Disneyland has a larger cumulative attendance than any other theme park in the world, with over 650 million guests since it opened. In 2015, the park hosted approximately 18.3 million guests, making it the third most visited park in the world that year. According to a March 2005 Disney report, 65,700 jobs are supported by the Disneyland Resort, including about 20,000 direct Disney employees and 3,800 third-party employees (independent contractors or their employees)