

FOR SALE
SIZZLER RESTAURANT
372 Gellert Blvd
Daly City, California



- High Traffic Location
- Long Term Tenant
- Dense Population
- Convenient Access
- Infill Retail Area
- Excellent Parking
- Strong Gross Sales
- Good Credit Tenant

For More Information, Contact Exclusive Agent:

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SIZZLER RESTAURANT

Daly City, California

Financial Summary

Asking Price	\$5,450,000
Capitalization Rate	5%
Area: Building	6,595 Square Feet
Land	1.522 Acres
Date Constructed	1977
Parking Spaces	84
Seating Capacity	228
Financing	Buyer to obtain
Zoning	C-1 Light Commercial District. However, multi-family dwellings are permitted with a use permit

Lease Terms

Lessee	Sizzler USA Restaurants, Inc., a wholly owned subsidiary of Sizzler USA Acquisition, Inc.
Sub-lessee	AAA Sizzle, Inc.
Annual Rent	\$271,386/year
Term	10 years expiring 2/28/2015
Options	4 5-year options at greater of fair market value or the annual rent during the last year of the immediately preceding term.
Maintenance	Tenant is responsible for all maintenance

Demographics

	1 Mile	3 Miles	5 Miles
2010 Total Population	32,114	187,095	388,093
2010 Average Household Income	\$99,395	\$97,542	\$98,439
2010 Race/Ethnicity: Caucasian	23.0%	30.7%	34.0%
African American	3.5%	2.9%	4.3%
Asian	60.0%	48.5%	44.0%
Hispanic	15.7%	22.4%	22.9%

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Location

The subject Sizzler Restaurant is located in an infill retail area with the Serramonte Regional Mall a block to the north with Macy's, Target and JC Penny. Serramonte Plaza is across the street with Ross, Sports Authority, Office Depot, PetsMart and Party City as well as US Bank, CVS Drugs and Bank of America. Directly to the north is the Alta Serramonte Center with Big 5 Sports and a Shell gas station to the south.

Access

The 280 Freeway is easily accessed from either Serramonte Blvd or Hickey Blvd. The Sizzler parking lot can be accessed by autos travelling north on Gellert Blvd by a left turn lane cut into the medium strip into the south entrance. Autos can also enter or exit through the north entrance as well as driving north through a portion of the adjacent shopping center a short distance to a stop light. The subject Sizzler Restaurant shares easement agreements with both the adjacent north and south property owners to provide more convenient access.

Gross Sales

The historic gross sales for this store have been excellent and in excess of \$400/SF.

Tenant Profile

Sizzler USA Restaurants, Inc has executed the primary lease and has, in turn, subleased the property to a subtenant and franchisee, AAA Sizzle, Inc.

Sizzler

Sizzler USA Restaurants, Inc. was founded in 1958 and operates and franchises more than 175 Sizzler family-style steak houses in about 15 states and Puerto Rico. More than 25 of the restaurants are company owned, while the rest are franchised. In mid-2011, a management-led investment group acquired a majority of the company's interests. Fiscal 2012 proforma earnings were \$105.8 million with earnings before interest, taxes, depreciation and amortization of \$107 million.

AAA Sizzle, Inc.

AAA Sizzle, Inc. executed a Sublease Agreement on August 13, 2012 and has taken over the management and operation of this Sizzler. The franchisee operator has a significant financial statement and an extensive history in operating restaurants going back to 1984. He currently operates 217 Jack in the Box restaurants and is the largest Jack in the Box franchisee in the United States. Additionally he operates 29 Denny's restaurants and 6 Sizzler restaurants including this one in Daly City. The Daly City Sizzler Restaurant is scheduled for a renovation in the near future.

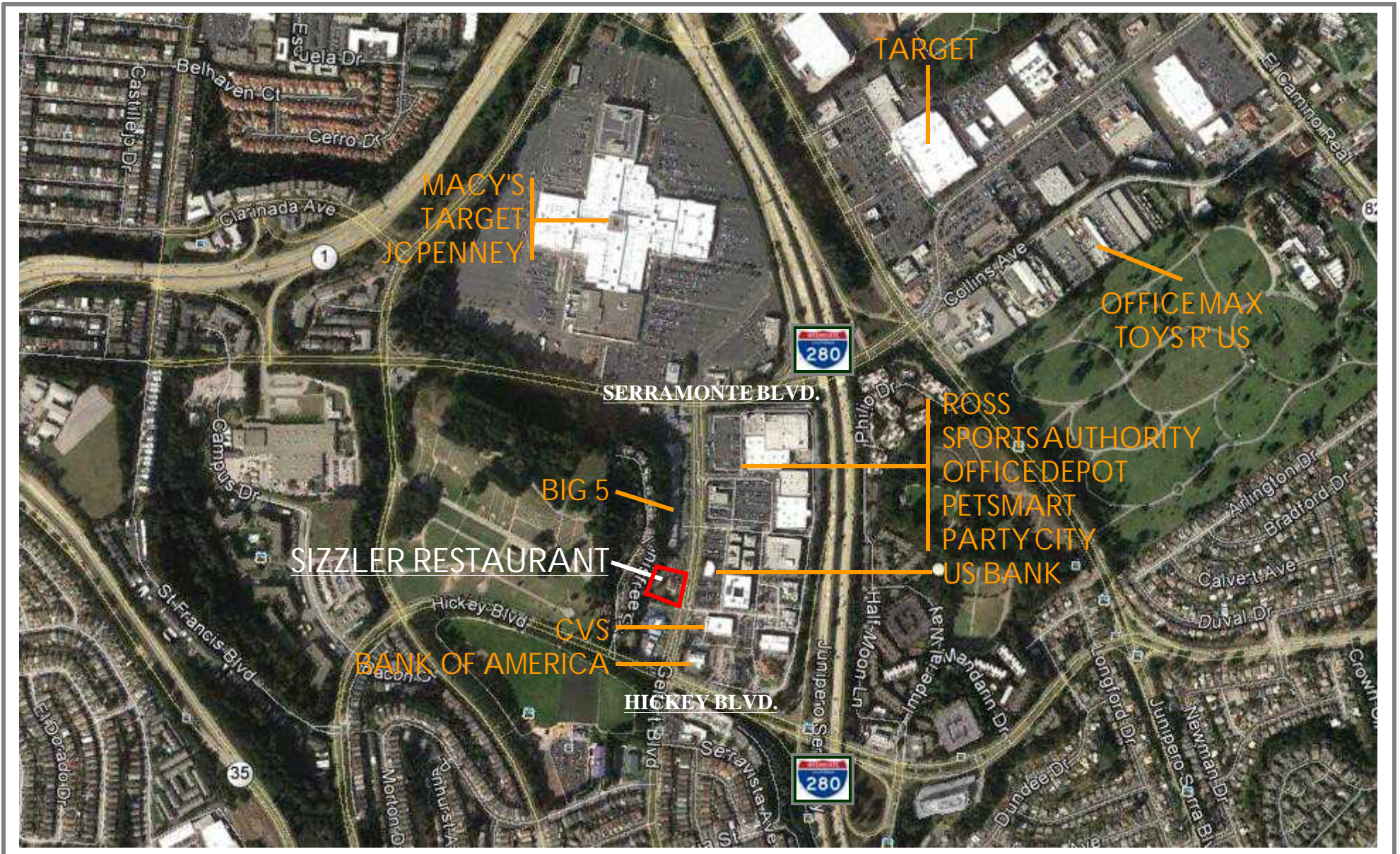
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Maps

