

**BRAND NEW
15-YEAR NNN LEASE**


**NEW CONSTRUCTION
DRIVE THRU QSR**

Zendejas TACOS

**RARE SOUTHERN
CALIFORNIA
LOCATION**

**LOCATED JUST OFF
CA-210**

**DOWN TOWN SAN BERNARDINO
10-MIN DRIVE**

 **SAN BERNARDINO
HIGH SCHOOL**

**ARROWVIEW
MIDDLE SCHOOL** 



 **Dignity Health
342-BED HOSPITAL**

 **WILSON ELEMENTARY
SCHOOL**

Hurley



N Waterman Ave

13,000 Cars Per Day

7-ELEVEN

Mobil

La Bodega

**36,000 CARS
PER DAY**

Actual Site

2895 N WATERMAN AVE, SAN BERNARDINO, CA 92404

ZENDEJAS TAKEOUT | SAN BERNARDINO, CA

VALU NET LEASE PARTNERS[®]

EXCLUSIVELY MARKETED
ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



LEAD CONTACT

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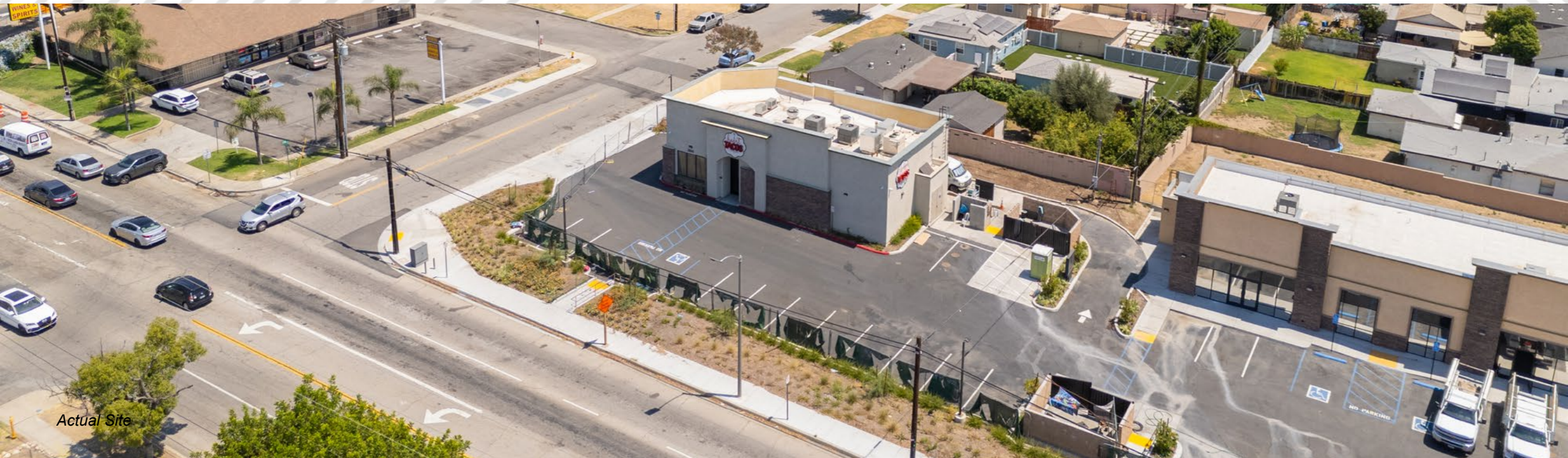
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Actual Site



BRAND-NEW CONSTRUCTION | MODERN DRIVE-THRU DESIGN | PREMIUM BUILD QUALITY

- Built-to-suit, freestanding retail building totaling ±2,336 SF, designed for optimal drive-thru efficiency.
- Completed in 2025 with premium finishes, modern architecture, and state-of-the-art infrastructure.
- Purpose-built for long-term retail operations, ensuring durability and minimal future capital expenditures.

LONG-TERM TRIPLE NET (NNN) LEASE | SCHEDULED RENT INCREASES | PASSIVE INCOME STREAM

- 15-year primary lease term provides secure and predictable cash flow backed by contractual guarantees.
- Limited landlord obligations, offering passive ownership.
- 10% rental increases every 5 years during the primary term and option periods, delivering steady NOI growth.

ESTABLISHED REGIONAL OPERATOR | HIGH-TRAFFIC LOCATION | DENSE DEMOGRAPHICS

- Leased to Zendejas Takeout Mexican Grill, a proven Inland Empire brand with 40+ years of successful operations.
- Strategically positioned off I-210 with direct visibility to more than 124,000 vehicles daily.
- Surrounded by over 285,000 residents within 5 miles, supported by schools, healthcare, and public services.

FINANCIAL SUMMARY

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



PRICING SUMMARY

PROPERTY NAME	Zendejas Takeout Mexican Food
PROPERTY ADDRESS	2895 N Waterman Ave, San Bernardino, CA 92404
PRICE	\$3,168,834
CAP RATE	5.75%
INITIAL NOI/RENT	\$182,208
APPROX. BUILDING SIZE	2,336 SF
APPROX. LOT SIZE	0.32 AC
YEAR BUILT/RENOVATED	2025

LEASE SUMMARY

TENANT	Zendejas Takeout Mexican Food
GUARANTOR	Personal Guarantee
LEASE TYPE	Triple Net (NNN)
LEASE COMMENCEMENT	9/1/2025 (Projected)
LEASE EXPIRATION	8/31/2040 (Projected)
ORIGINAL TERM	15 Years
OPTION TERM	Three 5-Year Options
INCREASES	10% Every 5 Years Including Option Periods
LANDLORD RESPONSIBILITIES	Roof & Structure
TENANT RESPONSIBILITIES	Non-structural interior items including water, sewer, electrical, mechanical and HVAC systems
LEASE TERM REMAINING	15 Years

**BRAND NEW 15-YEAR NNN LEASE
10% ANNUAL RENTAL INCREASES**



[CLICK HERE TO WATCH PROPERTY VIDEO](#)

RENT SCHEDULE

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



INITIAL TERM

Term	Year	"Lease Start"	"Lease End"	Rent Per Year	Rent Per Month	Increase
Initial	1	Sep 2025	Aug 2026	\$182,208	\$15,184	
Initial	2	Sep 2026	Aug 2027	\$182,208	\$15,184	
Initial	3	Sep 2027	Aug 2028	\$182,208	\$15,184	
Initial	4	Sep 2028	Aug 2029	\$182,208	\$15,184	
Initial	5	Sep 2029	Aug 2030	\$182,208	\$15,184	
Initial	6	Sep 2030	Aug 2031	\$200,429	\$16,702	10.00%
Initial	7	Sep 2031	Aug 2032	\$200,429	\$16,702	
Initial	8	Sep 2032	Aug 2033	\$200,429	\$16,702	
Initial	9	Sep 2033	Aug 2034	\$200,429	\$16,702	
Initial	10	Sep 2034	Aug 2035	\$200,429	\$16,702	
Initial	11	Sep 2035	Aug 2036	\$220,472	\$18,373	10.00%
Initial	12	Sep 2036	Aug 2037	\$220,472	\$18,373	
Initial	13	Sep 2037	Aug 2038	\$220,472	\$18,373	
Initial	14	Sep 2038	Aug 2039	\$220,472	\$18,373	
Initial	15	Sep 2039	Aug 2040	\$220,472	\$18,373	

OPTION TERMS

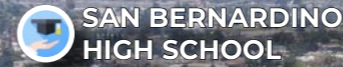
Term	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Option 1	Sep 2040	Aug 2045	\$242,519	\$20,210	10.00%
Option 2	Sep 2045	Aug 2050	\$266,771	\$22,231	10.00%
Option 3	Sep 2050	Aug 2055	\$293,448	\$24,454	10.00%

AERIAL MAP

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



DOWN TOWN
SAN BERNARDINO
10-MIN DRIVE



Hurley



N Waterman Ave

13,000 Cars Per Day

7-ELEVEN

Mobil

1a Bodega

36,000 CARS PER DAY

AERIAL MAP

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



STATER BROS. markets T.J. Maxx Auto Zone
McDonald's CARDENAS Walgreens
Starbucks DEL TACO Carl's Jr. Jack in the Box MR. BURGER GEORGE'S BURGERS Family Restaurants

ARROWHEAD COUNTRY CLUB

210 100,000 Cars Per Day

36,000 CARS PER DAY

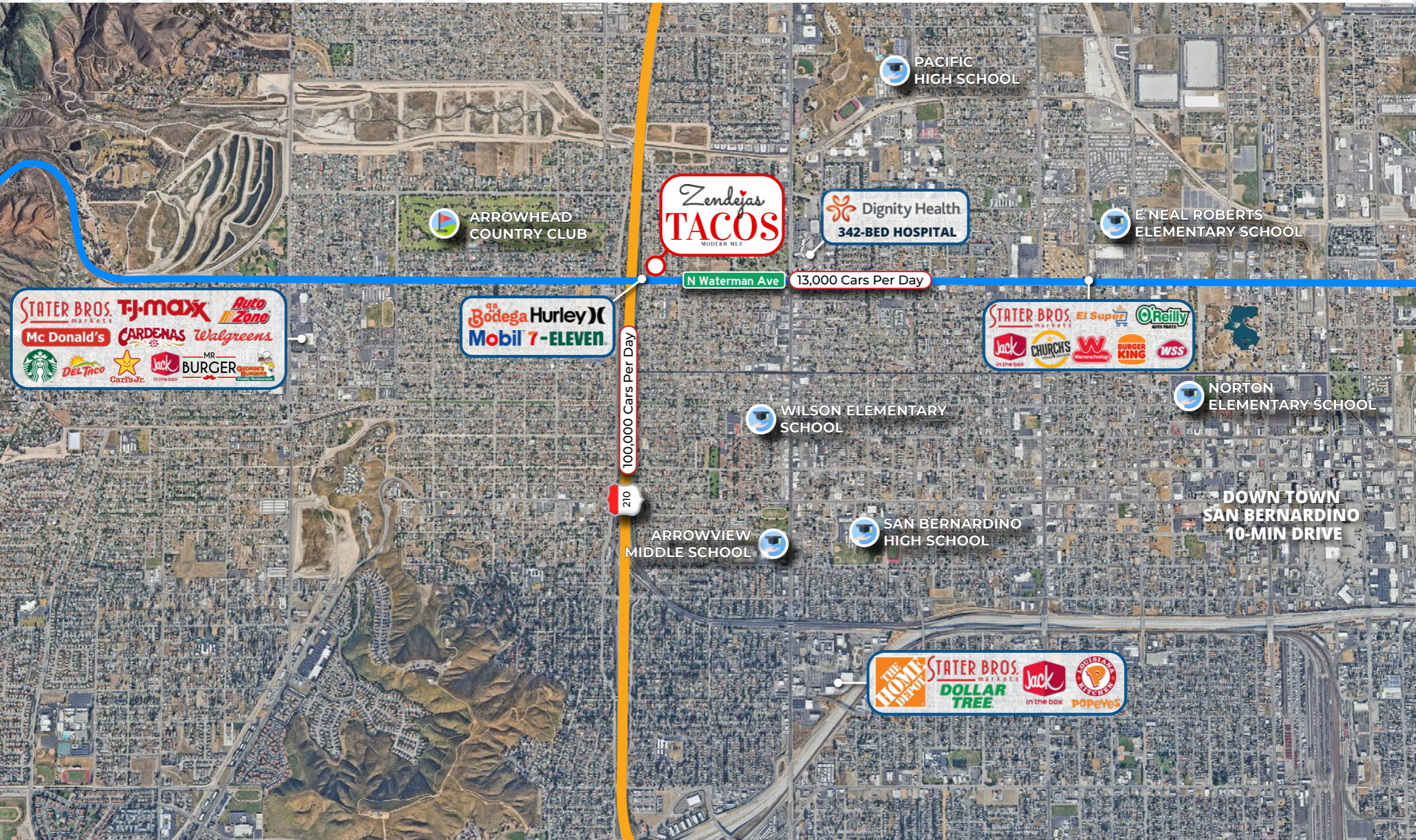
13,000 Cars Per Day
N Waterman Ave

Zendejas TACOS MODERN MEX

Hurley

SATELLITE MAP

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



Zendejas

TACOS

MODERN MEX

TENANT AND GUARANTEE SUMMARY

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



TENANT NAME:

ZENDEJAS TAKEOUT MEXICAN FOOD

GUARANTEE:

PERSONAL GUARANTY

TOTAL STORES:

6 UNITS

ZENDEJAS TAKEOUT MEXICAN FOOD

Zendejas Mexican Grill is a well-established regional restaurant brand with over 40 years of operating history and a strong presence across Southern California's Inland Empire. Founded in 1982, the family-owned concept has expanded to at least five locations, including Rancho Cucamonga, Ontario, San Dimas, Chino Hills, and Corona. Known for its authentic, made-from-scratch menu and flexible format—including both full-service and drive-thru models—Zendejas has built a loyal customer base and a reputation for operational consistency.

As a tenant, Zendejas offers long-term stability, brand recognition, and proven performance in high-traffic suburban markets. Their new San Bernardino location at 2895 N Waterman Ave represents a strategic expansion into a dense residential corridor with excellent freeway visibility. With a 15-year NNN lease in place and built-to-suit construction completed in 2025, the site offers investors a passive, income-generating asset backed by a seasoned operator with decades of successful market penetration.

LOCAL MARKET

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



SAN BERNARDINO, CA



SAN BERNARDINO, CA



SAN BERNARDINO, CA

San Bernardino is home to over 222,000 residents, while the broader Inland Empire region exceeds 4.6 million people. The area has been one of the fastest-growing regions in California, driven by relative affordability compared to coastal markets.

The city's central Inland Empire location positions it within commuting distance of Los Angeles, Riverside, and Ontario, making it attractive to families and working professionals.

Steady population growth continues to support retail, dining, healthcare, and service demand, creating long-term stability for neighborhood-serving tenants.

DIVERSE EMPLOYMENT CENTER

The local economy is anchored by logistics, healthcare, education, and government—industries that provide consistent employment and support consumer spending.

Major employers include Amazon, Stater Bros. Markets (corporate headquarters), San Bernardino City Unified School District, and Arrowhead Regional Medical Center.

These sectors, combined with ongoing regional investment, help sustain job growth and broaden the economic base beyond any single industry.

EDUCATION & COMMUNITY ANCHORS

California State University, San Bernardino enrolls nearly 19,000 students annually, generating steady traffic and supporting local retail, dining, and housing demand. The city is also home to San Bernardino International Airport, which continues to expand as a regional aviation and cargo hub.

With a combination of higher education, healthcare facilities, and public institutions, San Bernardino benefits from strong community anchors that reinforce economic vitality and attract ongoing investment.

DEMOGRAPHICS (2024)

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



	3 MILES	5 MILES	7 MILES
POPULATION			
CENSUS POPULATION	166,591	277,505	458,880
POPULATION DENSITY PER SQ MILE	3,192	3,167	2,192
2020 CENSUS POPULATION	164,700	277,024	454,805
HOUSEHOLD & GROWTH			
HOUSEHOLDS	47,859	77,442	131,341
FAMILY HOUSEHOLDS	34,812 (72.7%)	57,854 (74.7%)	98,997 (75.4%)
PERSONS PER HOUSEHOLD	3.48	3.58	3.49
INCOME			
AVERAGE HOUSEHOLD INCOME	\$74,087	\$77,626	\$86,180
MEDIAN HOUSEHOLD INCOME	\$58,747	\$60,953	\$69,261
AVERAGE INCOME PER PERSON	\$22,195	\$22,807	\$26,000
HOUSING			
MEDIAN HOUSE VALUE	\$368,739	\$366,696	\$403,978
OCCUPIED HOUSING UNITS	47,859 (95.7%)	77,442 (95.4%)	131,341 (93.8%)
OWNER OCCUPIED HOUSING UNITS	21,229 (44.4%)	38,043 (49.1%)	69,059 (52.6%)
EDUCATION			
ELEMENTARY	29,530 (29.4%)	48,774 (29%)	72,015 (25.3%)
HIGH SCHOOL GRADUATE	34,821 (34.7%)	58,882 (35%)	93,438 (32.8%)
COLLEGE / ASSOCIATE DEGREE	26,207 (26.1%)	42,518 (25.3%)	74,765 (26.2%)
BACHELOR DEGREE	7,026 (7%)	12,785 (7.6%)	29,595 (10.4%)
ADVANCED DEGREE	2,781 (2.8%)	5,221 (3.1%)	15,032 (5.3%)



PROPERTY PHOTO

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)

Zendejas



PROPERTY PHOTO

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)

Zendejas 



AERIAL PHOTO

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)

Zendejas 



REGIONAL MAP

ZENDEJAS TAKEOUT (SAN BERNARDINO, CA)



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Centralized platform for up to date Off & On Market Properties

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Proprietary and up to date buyer contact list

NATIONAL REACH
Network that sources buyers & sellers coast to coast

COLLABORATION CULTURE
Embracing synergy and fostering team work to drive transactions

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Top Ranked Agents in Net Lease Industry

SPECIALIZED IN NET LEASE
Unparalleled Specialty Expertise in Tenant Net Lease Investment

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