



- Pride of Ownership Investment in the Hollywood Entertainment District
- Extremely High Barriers to Entry Drive-Thru Location
- Premier Signalized Intersection at Sunset Boulevard and Highland Avenue
- Global Tourist Destination



LOS ANGELES  
HOLLYWOOD, CA

OFFERING MEMORANDUM

Hanley Investment Group, Inc.  
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949.585.7610 | Broker CA Lic. #01318078







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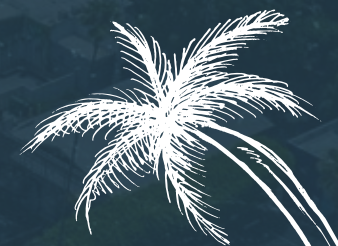
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# OFFERING SUMMARY

## Chick-fil-A

6750 Sunset Boulevard  
Los Angeles (Hollywood), CA 90028

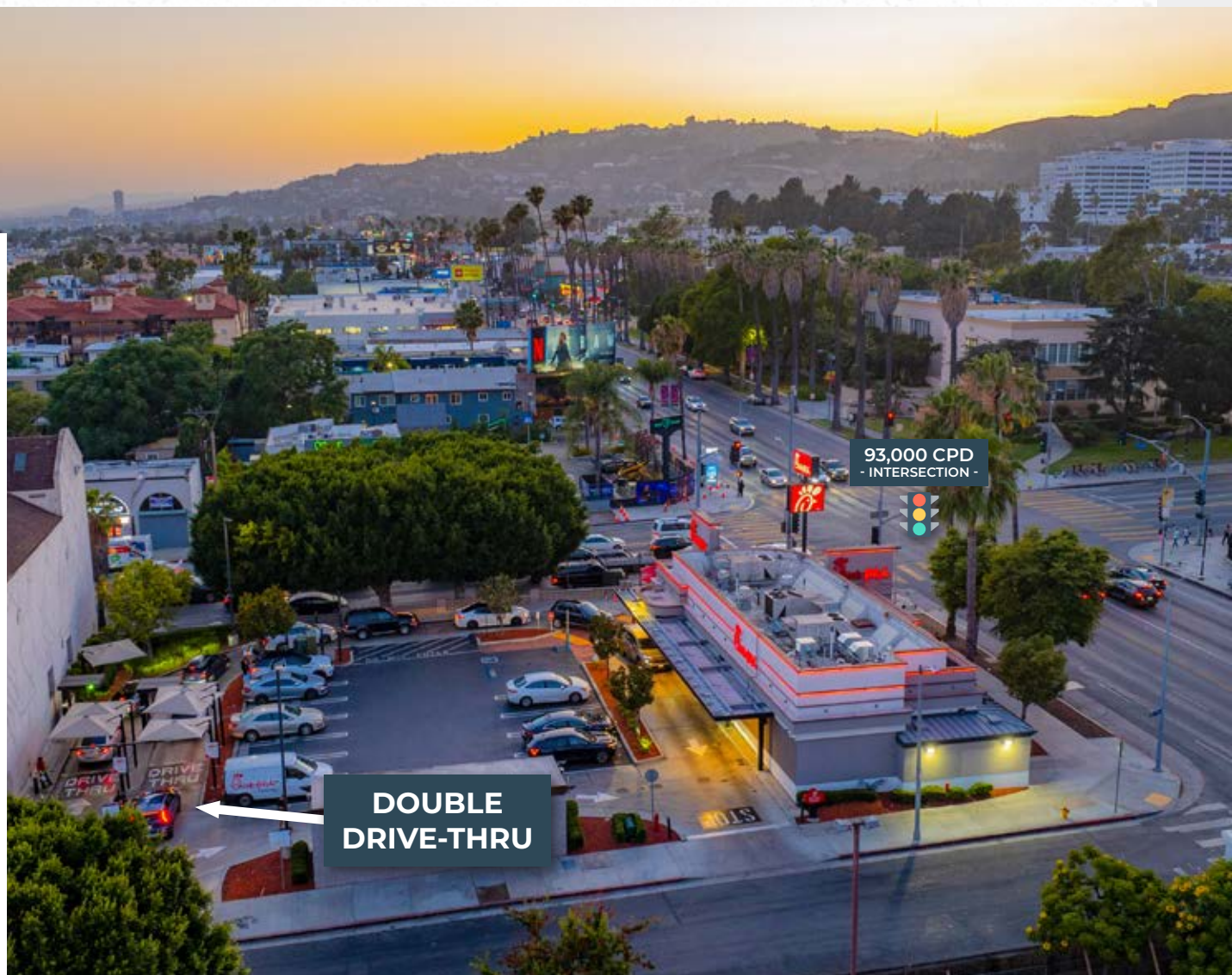
[View Map](#)

**\$7,454,000**    **3.75%**  
Price                      Cap Rate

**2,180 SF**  
Net Rentable Area

**2011**  
Year Built

**0.41**  
Lot Size (Acres)



## LEASE TERMS <sup>(1)</sup>

**Chick-fil-A, Inc.**  
Tenant

**3/1/2011**  
Rent Commencement

**2/28/2031**  
Lease Expiration

**Absolute NNN Ground Lease**  
Lease Type

**Tenant Responsibility**  
Roof & Structure

**\$23,293**  
Monthly Rent (2)

**\$279,510**  
Annual Rent (2)

**10% Each Option**  
Rental Increases

**Two 5-Year & One 4-Year, 11-Month**  
Renewal Options

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

(2) Rent as of March 2026. Current annual rent is \$254,000.



# INVESTMENT HIGHLIGHTS

- **Pride of Ownership Single-Tenant Chick-fil-A with Double Drive-Thru Located in the Hollywood Entertainment District:**
  - Absolute NNN corporate ground lease; zero landlord responsibilities
  - Below market rent; recent early lease renewal; tenant since 2011 (14+ year operating history)
  - Recent lease renewal
  - 10% increases every 5 years in each of the remaining options
  - 3,100+ restaurants across the U.S., Canada, Puerto Rico, and the United Kingdom
  - “America’s Favorite Restaurant Chain” for 11 years in a row by *The American Customer Satisfaction Index* (2024)
  - 3rd largest quick-service restaurant company in the United States
  - Average Chick-fil-A drive-thru restaurant sales were over \$9 million in 2024
  - In 2024, Chick-Fil-A reported total systemwide sales of approximately \$22.75 billion





# INVESTMENT HIGHLIGHTS CONTINUED



- **Trophy Asset in Prime Hollywood Market; Extremely High Barriers to Entry:** Situated in the heart of Hollywood, one of the most globally recognized neighborhoods, with extremely high barriers to entry
- **Premier Hard Corner, Signalized Intersection Location of Sunset Boulevard and Highland Avenue – an Iconic Crossroads with Exceptional Visibility and Traffic Counts Exceeding 93,000 Cars Per Day**
- **Tourist Magnet with Unmatched Traffic:** Within walking distance of the Hollywood Walk of Fame, a top California tourist destination drawing over 10 million visitors annually
- **Surrounded by Iconic Entertainment Landmarks:** Immediate proximity to world-renowned venues including the TCL Chinese Theatre, Dolby Theatre (home of the Academy Awards), El Capitan Theatre, Madame Tussauds, Jimmy Kimmel Live, Ovation Hollywood, and the Hollywood Bowl—driving consistent, year-round pedestrian and tourist activity
- **Hollywood Development Boom with 9,975 Multi-Family Units and 1,500 Hotel Rooms Currently Under Construction or Entitled**
- **Extremely Dense, Infill Los Angeles Demographics; 896,000+ People within a 5-Mile Radius**



# SITE PLAN/ PARCEL MAP



**6750 Sunset Boulevard**  
Los Angeles (Hollywood), CA 90028

 SUBJECT PROPERTY

 PROPERTY PARCEL

APN: 5547-021-021



The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.





 HOLLYWOOD  
HIGH SCHOOL  
- 1,052 Students -



93,000 CPD  
- INTERSECTION -

SUNSET BOULEVARD

Subject Property

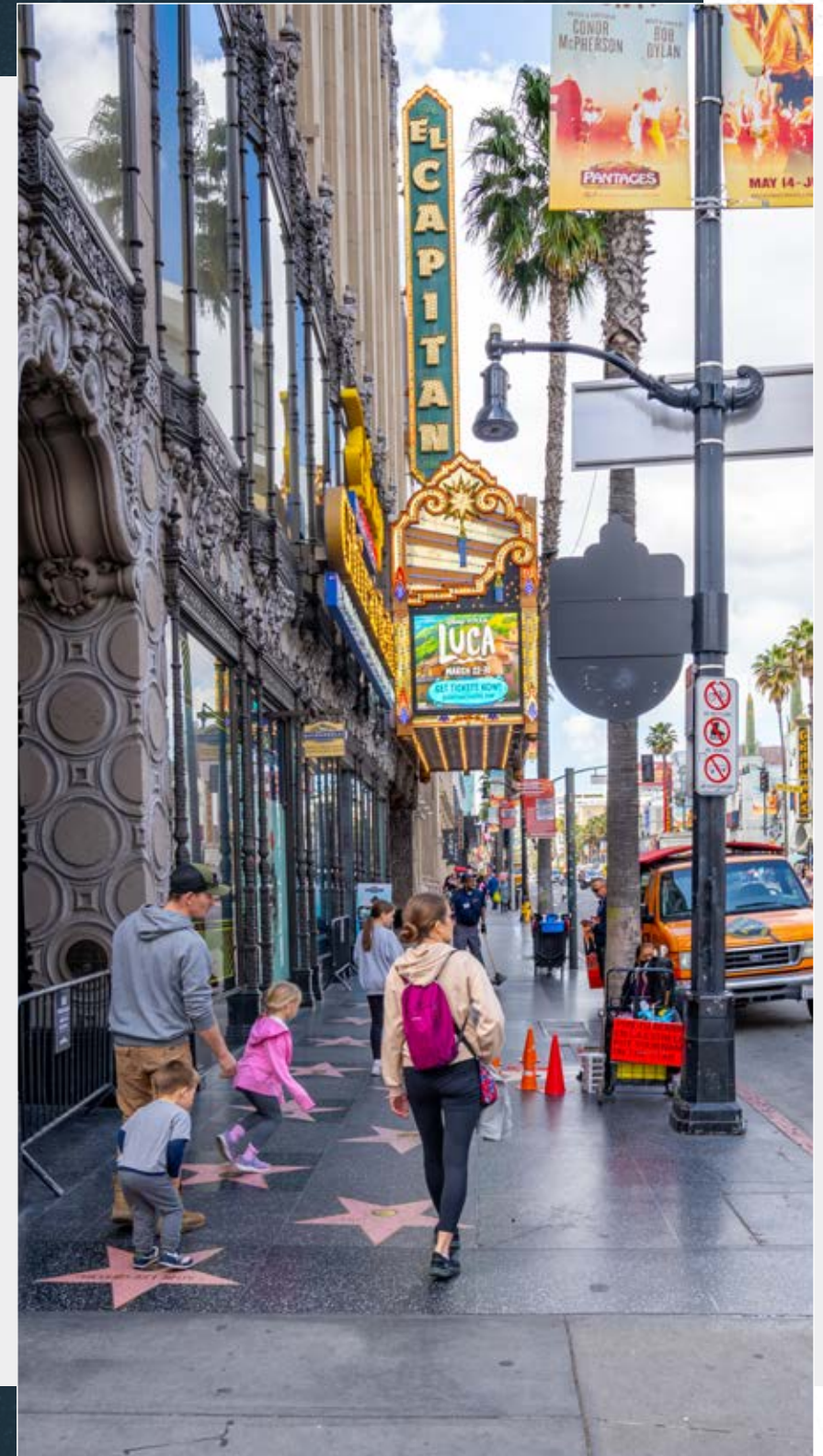


HIGHLAND AVENUE













★ 10 Million Annual Visitors to Walk of Fame  
★ 105 Million Annual Visitors in Hollywood















**CROSSROADS HOLLYWOOD**  
950 MULTI-FAMILY UNITS; 190K SF COMMERCIAL; (PLANNED)

**1410 HIGHLAND AVENUE**  
180 APARTMENTS; (UNDER CONSTRUCTION)

**CMTY CULTURE CAMPUS**  
500K SF OFFICE, 734 MULTI-FAMILY UNITS; (PLANNED)

Subject Property  
**Chick-fil-A**

93,000 CPD  
- INTERSECTION -

**SUNSET & HIGHLAND  
MIXED-USE PROJECT**  
115 HOTEL ROOMS; 384 MULTI-FAMILY UNITS;  
23K SF COMMERCIAL; (PLANNED)









LOS ANGELES COUNTY  
MUSEUM OF ART

THE  
GROVE

CBS  
STUDIOS

The Original  
Farmers Market

BEVERLY  
CENTER  
Beverly  
connection

CEDARS SINAI  
MEDICAL CENTER  
- 915 Beds -

SANTA MONICA

BEVERLY HILLS

THE  
SUNSET  
STRIP

WEST HOLLYWOOD

**SUNSET & HIGHLAND  
MIXED-USE PROJECT**  
115 HOTEL ROOMS; 384 MULTI-FAMILY UNITS;  
23K SF COMMERCIAL; (PLANNED)

**7022 SUNSET**  
112 MULTI-FAMILY UNITS; (PLANNED)

**1410 HIGHLAND  
AVENUE**  
180 APARTMENTS;  
(UNDER CONSTRUCTION)

Subject Property  
**Chick-fil-A**

93,000 CPD  
- INTERSECTION -

HOLLYWOOD  
HIGH SCHOOL  
- 1,052 Students -

Hollywood  
Reservoir

JIMMY  
Kimmel  
LIVE!

THE  
Capitan Theatre  
HOLLYWOOD

**CMTY CULTURE CAMPUS**  
500K SF OFFICE, 734 MULTI-FAMILY UNITS; (PLANNED)

**CROSSROADS HOLLYWOOD**  
950 MULTI-FAMILY UNITS; 190K SF COMMERCIAL; (PLANNED)

★ Hollywood Walk of Fame:  
10 million annual visitors

HOLLYWOOD BOULEVARD





**THE STAR ON SUNSET**  
\$1B MIXED-USE PROJECT; 490K SF OFFICE;  
20K SF RETAIL; (PLANNED)

**NETFLIX**

**Sunset Studios**

**KTLA 5**

**THE GODFREY**

**PALLADIUM RESIDENCES**  
731 UNITS; (PLANNED)

**HOLLYWOOD BOULEVARD**

**CROSSROADS HOLLYWOOD**  
950 MULTI-FAMILY UNITS; 190K SF COMMERCIAL; (PLANNED)

**SUNSET BOULEVARD** 50,700 CPD

**CMTY CULTURE CAMPUS**  
500K SF OFFICE, 734 MULTI-FAMILY UNITS; (PLANNED)

**Subject Property**  
**Chick-fil-A**

**1410 HIGHLAND AVENUE**  
180 APARTMENTS;  
(UNDER CONSTRUCTION)

**HIGHLAND AVENUE** 42,000 CPD

**SUNSET & HIGHLAND MIXED-USE PROJECT**  
115 HOTEL ROOMS; 384 MULTI-FAMILY UNITS;  
23K SF COMMERCIAL; (PLANNED)

**7022 SUNSET**  
112 MULTI-FAMILY UNITS; (PLANNED)



**OSCARS CEREMONY RED CARPET**

**PETERSON BUILDING**  
**Marshall's**  
**TARGET** **LA FITNESS** **CVS pharmacy**

**OVATION**  
HOLLYWOOD  
\$100 Million Renovation in 2023, Home of the Oscars

**LOEWS**  
HOLLYWOOD HOTEL

**DOLBY THEATRE**

**Madame Tussauds**  
HOLLYWOOD

**TCL CHINESE THEATRE**

**Hard Rock**  
Cafe

**JIMMY KIMMEL LIVE!**

**THE EL CAPITAN THEATRE**

**HOLLYWOOD HIGH SCHOOL**  
- 1,052 Students -



# LOCATION MAP

- ★ **Global Tourist Destination:**  
105 Million Annual Visitors  
in Hollywood
- ★ **Hollywood Walk of Fame:**  
10 Million Annual Visitors



Rodeo Drive



Sunset Strip



Hollywood



# HOLLYWOOD ENTERTAINMENT DISTRICT OVERVIEW

## Retail

**37** Million Visitors; **2.8** Hour Average Stay

**620,000 SF** Entitled and Under Construction

**32** Projects Proposed

## Office

**\$53 PSF**

Average Rent

**2.4 MSF**

Entitled and Under  
Construction

**8**

Projects Proposed

## Multi-Family

**48,000**

Units in Hollywood

**9,975**

Units Entitled and  
Under Construction

**23**

Projects Proposed

## Hotel

**\$76.5 Million**

in Room Revenue

**1,500**

Rooms Entitled and  
Under Construction

**1**

Projects Proposed



# LOCATION & LIFESTYLE

## Hollywood Entertainment District

The Hollywood Partnership is a non-profit organization that manages the public realm within the Hollywood Entertainment District (HED), which is a Property Based Business Improvement District (PBID) that stretches along the world-famous Walk of Fame and spans historic Hollywood Boulevard, from the LaBrea Gateway on the west to the Hollywood (101) Freeway on the east.

This District is one of the oldest property-based BIDs in the state of California and has served as a fundamental underpinning to the overall Hollywood revitalization success story. The BID is funded by more than 200 property owners. The annual budget of \$8.75 million is used primarily for private security and maintenance services.

Many of Hollywood's famous landmarks are located in the HED - the epicenter of the entertainment capital of the world and birthplace of the movie industry.





# LOCATION & LIFESTYLE



## Dolby Theatre

The Dolby Theatre (formerly Kodak Theatre), has been home to the Academy Awards/ Oscars since 2002 with a contract through 2032, which has a seating capacity of 3,400 people. Nearly 20 million people watched coverage of the 2024 Oscars.



## Hollywood Walk of Fame

The Hollywood Walk of Fame is an internationally recognized Hollywood icon. With about 24 induction ceremonies annually broadcasted around the world, the constant reinforcement provided to the public has made the Walk of Fame a top visitor attraction. The Hollywood “Walk of Fame” has played a crucial role in Los Angeles County’s tourism industry, attracting nearly 10 million annual visitors.



## Ovation

Ovation (formerly Hollywood & Highland). Highland completed a \$100 million renovation in 2023 and features 70 shops, 25 restaurants and eateries, night clubs, Chinese Theatre, and the Dolby Theatre. The shopping center is not only an important landmark but also one of the most visited destinations in Hollywood.



# LOCATION & LIFESTYLE



## El Capitan Theatre

Operated by the Walt Disney Company, the theatre serves as the venue for many Disney movie premieres. Built in 1926, the fully restored venue has a long history of live shows and movie premieres.



## Jimmy Kimmel Live

The Jimmy Kimmel show has grown to become one of America's most popular tonight shows. Making its debut in 2003 the show has seen incredible popularity and growth. In 2023, the program celebrated Kimmel becoming the longest-serving late night talk show host with more than 3,500 monologues, 10,000 stars and five presidents that have been a part of the show over two decades.



## Madame Tussauds

Millions of people flock to Madame Tussauds to see the fantastic wax replicas of Hollywood stars and icons. Each character is very carefully constructed with over 800 hours of labor put into each one. Madame Tussauds emphasis on realism in their sculptures, provides an experience being in the presence of a Hollywood star.



# LOCATION & LIFESTYLE



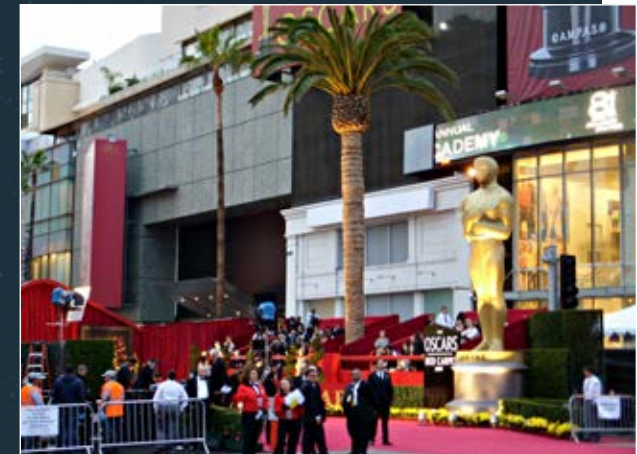
## Hollywood Roosevelt

Rich in history, this hotel first opened up in 1927. The hotel has been featured in notable films such as *Catch Me If You Can*, *Charlie's Angels: Full Throttle*, *The Tonight Show with Conan O'Brien*, *Entourage*, *Takers*, and more. The hotel also has seen a recent surge of popularity from its nightclub, *Teddy's*. The hotel also hosted the presentation of the 1st Academy Awards in 1929.



## Oscars Red Carpet

The Red Carpet at the Dolby Theatre serves as the glamorous gateway to one of Hollywood's most prestigious venues. Stretching out in front of the theater's grand entrance, the Red Carpet becomes a stage itself, where celebrities from around the world gather to showcase their fashion, style, and elegance before attending premieres, award ceremonies, and other high-profile events. The Red Carpet draws in thousands of people during the event in addition to the 3,400 seating capacity.





# TENANT PROFILE



Chick-fil-A is an American fast-food restaurant chain and one of the largest privately-held restaurant chains with over 3,100 restaurants in 48 states. Chick-fil-A has set itself apart with its famous and delicious menu that centers on the iconic chicken sandwich, served on a buttered bun with pickles. Additional offerings include breakfast items (such as chicken biscuits and egg dishes), chicken nuggets and strips, salads, waffle fries, sides, kids' meals, desserts like milkshakes, and beverages including lemonade. They also offer dipping sauces, dressings, family-style meals, and catering. The brand is celebrated for its consistently personable and polite customer service—employees famously sign off with “my pleasure”—as well as for its high-quality chicken products, fast drive-thru service, and community-oriented values. Their restaurants are all closed on Sundays by founder design, valuing rest and faith.

Headquartered in College Park Georgia, the first Chick-fil-A opened in 1967. Despite being open only six days a week, Chick-fil-A has led the fast-food industry in average sales per restaurant for the last 15 years. The fiscal year 2024 marked a high for the chain with same-store sales growth, an approximate 5% rise in unit count, average annual per-store sales exceeding \$9.3 million, and system-wide sales surpassing \$22 billion. The brand remains only one of three restaurant chains in America above the \$20 billion mark, alongside McDonald's (\$53.469 billion) and Starbucks (\$30.4 billion).

[www.chick-fil-a.com](http://www.chick-fil-a.com)

**3,100+**  
Locations in  
48 States

**#1**  
Top Fast-Food  
Chicken Chains  
*QSR Magazine (2024)*

**#3**  
The 2024  
QSR 50  
*QSR Magazine (2024)*

**#3**  
Technomic's Top 500  
Chain Restaurant  
*Restaurant Business (2025)*







## Chick-fil-A's Sales Surpassed \$22 Billion in 2024

By Danny Klein | April 2, 2025

While Chick-fil-A's year-over-year sales growth wasn't as robust as recent years, percentage wise, it continued to push unrivaled volumes at scale. In 2024, of the roughly 2,179 domestic franchised restaurants not located in malls (freestanding or drive-thru-only units), opened and operated for at least year a calendar year, the median annual sales volume was \$9.227 million and the average annual sales volume \$9.317 million, according to the brand's FDD, which was released Wednesday.

More than 1,000 (1,061) of the pool, or 49 percent, generated \$9.317 million or more. One store earned \$19.319 million.

About 33 percent posted annual sales volumes lower than \$8.325 million; 33 percent between \$8.32 million and \$10.155 million; and about 34 percent reported annual sales volumes in excess of the \$10.155 million figure.

[Click for Article](#)



## These Cities Have Bigger Economies Than Entire U.S. States

By Drew Wood | January 20, 2025

American cities are the economic drivers of the country, with some generating larger GDPs than entire states or foreign countries.

This article ranks the country's top 10 metropolitan statistical areas as defined by the U.S. Census Bureau by their 2023 GDP, using data from the U.S. Department of Commerce Bureau of Economic Analysis, and comparative data for country GDPs in 2023 from the World Bank.

### #2. Los Angeles-Long Beach-Anaheim, CA

- GDP: \$1.295 trillion, comparable to Illinois (\$1.132 trillion) or Turkey (\$1.108 trillion)
- Market sectors: Entertainment, technology, tourism, manufacturing, international trade.
- Population: 18.3 million, comparable to New York state (19.6 million) or Senegal (18.13 million).
- Note: The third-largest metro area by GDP in the world, after New York City and Tokyo.

[Click for Article](#)



# AREA OVERVIEW

# Hollywood

- A neighborhood in the central region of Los Angeles County
- Known as “The entertainment capital of the world”
- Renowned for its tourist attractions which draw over 25 million visitors annually
- Home to world-class shopping, dining, tourist attractions, and hiking trails

## Economy

- Home or near many notable film studios, such as Sony Pictures, Walt Disney Studios, Paramount Pictures, Warner Bros., and Universal Pictures; a primary location for pre- and post-production studios
- Creative industries account for nearly 20% of the total job base; \$94K average studio salary (versus \$62K average salary) in Los Angeles
- Sunset and Hollywood Boulevards are home to the Ovation complex, El Capitan Theatre, the Pantages Theatre, the Hollywood Walk of Fame, and a variety of trendy restaurants and nightclubs
- Other major attractions in the area feature the Hollywood Bowl, Runyon Canyon, the Griffith Observatory, and the Egyptian and Chinese theaters

## Developments

- \$4 billion+ in public and private capital has been invested over the last decade resulting in the development of mixed-use apartment complexes, luxury hotels, and expansive office projects
- **Hollywood Walk of Fame** – A concept plan to create a more pedestrian-friendly experience; Metro was recently awarded \$7.2 million in funding from the Metro Active Transportation (MAT) program in 2021; in planning
- New housing currently under construction includes: 5420 W. Sunset (735 units), Moderna Argyle (276 units), Residency at the Entrepreneur (200 units), 6007 Sunset (109 units), 7022 Sunset (112 units), and 7050 Hawthorn (60 units)
- Many corporations, such as Viacom and Netflix, have moved to the neighborhood to take advantage of new office developments that have brought an influx of new jobs to the area





# AREA OVERVIEW

# Los Angeles

- A 469-square mile city in Southern California between the Pacific Ocean and the Santa Monica Mountains
- The county seat of Los Angeles County, the most populous county in the United States
- Home to 3.8 million people, making it the 2nd largest city in the U.S. and 23rd largest city in the world
- One of the most ethnically diverse cities in the United States
- The “City of Angels” will host the Olympics for the 3rd time in 2028
- #18 “World’s Best Cities” — *Resonance Consultancy* (2024)

## Economy

- Home to one of the most dynamic economies in the world driven by international trade, entertainment, aerospace, technology, petroleum, fashion, apparel, and tourism
- Other significant industries include finance, telecommunications, law, healthcare, and transportation
- “Entertainment Capital of the World;” the entertainment industry generates \$120 billion annually in output
- #1 manufacturing center in the U.S.; top products include aircraft parts, electronics, clothing, and furniture
- Boasts some of the best learning institutions in the world such as UCLA, USC, and Loyola Marymount University
- **Los Angeles International Airport (LAX)** – 5th busiest airport in the world; \$126 billion economic impact
- The largest non-government employers in the county include Kaiser Permanente (40,300), University of Southern California (22,735), Northrop Grumman Corp. (18,000), and Cedars-Sinai Medical Center (16,660)

## Developments

- **LAX/Metro Connector** – An infrastructure project to directly connect the Metro system to LAX airport; expected to be completed in 2024 with a total project cost of \$900 million
- **Apple’s Culver Crossings Campus** – Construction of a 530,000 SF campus on the border of the city of Los Angeles and Culver City to include offices, production space, and parking for 1,200 vehicles
- **Mixed-Use Arts District Project** – A massive project to include 944,000 SF of offices, a 236-room hotel, 308 residential units, retail and restaurant space, event space, a gym, and parking for 3,500 vehicles

resonance  
AMERICA'S #2  
BEST CITIES

*Los Angeles*

– *Resonance Consultancy* (2025)



# AREA OVERVIEW *Los Angeles*

The Los Angeles County Metropolitan Transportation Authority (LACMTA or MTA; branded as Metro) is the California state-chartered regional transportation planning agency (RTPA) and public transportation operating agency for the County of Los Angeles. MTA operates the third-largest public transportation system in the United States, servicing a metropolitan area of 14 million. The MTA offers over a 1,433 square mile operating area and 2,000 peak-hour buses on the streets on any given business day. Metro also designed, built, and now operates 109 miles of urban rail service with 101 stations. The authority has 9,200 employees, making it one of the region's largest employers.

**The E Line** (opened in 2012) is a line running between Downtown Los Angeles and Culver City. The 2016 completion of the westward expansion connects Santa Monica to Downtown with about 22 miles of track. It consists of 29 stations; bringing 11.5 million boardings per year.

**The A Line** (opened in 1990) is a light rail line running between 7th Street/Metro Center station in Downtown Los Angeles and Transit Mall station in Downtown Long Beach with 48.5 miles of track. It consists of 44 stations; bringing 15 million boardings per year.

**The D Line** (opened in 1993) is an underground line of 6.4 miles running between Union Station in Downtown Los Angeles and Wilshire/Western station extension to Westwood. The line has 25.8 million boardings per year.

**The L Line** (opened in 2003) is a light 31-mile rail line with 29 stations that runs from the Citrus College Station in Azusa through Pasadena to Union Station in Downtown Los Angeles and ends in East Los Angeles.

**The B Line** (opened in 1993) is a subway line running between Union Station in Downtown Los Angeles and North Hollywood. Together with the Purple Line, these two heavy rail lines combine to form L.A. Metro Rail's busiest line. The combined Red and Purple lines average upwards of 133,413 boardings per weekday.

**The C Line** (opened in 1995) is a light 19.5-mile rail line running between Marine/Redondo station in the South Bay region of Los Angeles and the Norwalk station in Norwalk. The line offers indirect access to Los Angeles International Airport via a shuttle bus from the Aviation/I-105 station.

**The K Line** (opening in 2024) is a 5.9-mile light rail line running 7 stations between South Los Angeles and Inglewood, with a connection to the C Line and the LAX Automated People Mover planned for 2025.



## Metro Rail Line

**184,000**  
Daily Passengers

**62M**  
Annual Boardings

## LA Metro Ridership (Bus and Rail)

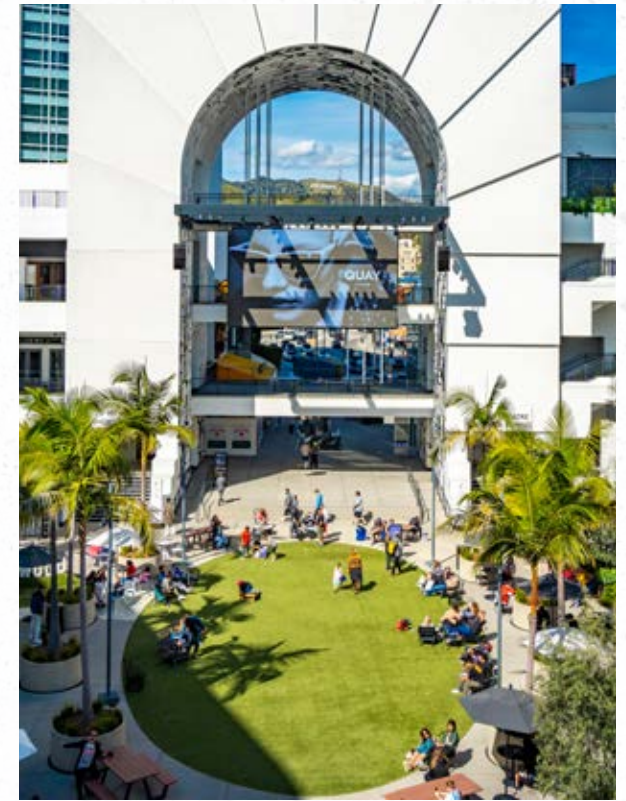
**78,000**  
Daily Boardings

**285M**  
Annual Boardings











# DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2030 Projections	60,192	335,940	901,226
2025 Estimates	59,385	334,145	896,087
2020 Census	57,137	338,464	909,170
2010 Census	52,661	336,186	907,838
Growth 2010-2020	8.50%	0.68%	0.15%
Growth 2025-2030	1.36%	0.54%	0.57%

HOUSEHOLDS			
2030 Projections	37,175	178,991	427,067
2025 Estimates	35,555	172,756	411,809
2020 Census	33,435	169,541	405,329
2010 Census	30,128	161,151	385,098
Growth 2010-2020	10.98%	5.21%	5.25%
Growth 2020-2025	6.34%	1.90%	1.60%
Growth 2025-2030	4.56%	3.61%	3.71%

## 2025 POPULATION BY SINGLE-CLASSIFICATION RACE

White Alone	33,611	165,068	355,747
Black or African American Alone	4,573	17,041	60,934
American Indian and Alaska Native Alone	594	3,676	15,233
Asian Alone	5,107	54,800	144,270
Native Hawaiian and Other Pacific Islander Alone	119	334	896
Some Other Race Alone	7,957	55,134	210,580
Two or More Races	7,423	38,093	107,530

## 2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)

Hispanic or Latino	14,787	92,893	331,552
Not Hispanic or Latino	44,597	241,253	564,535

<b>2025 AVERAGE HOUSEHOLD INCOME</b>	<b>\$105,577</b>	<b>\$126,590</b>	<b>\$122,607</b>
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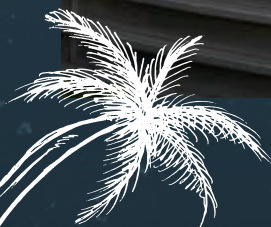
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Chick-fil-A®