



*Geta
Xpress*

Retail Investment Opportunity

Offering Memorandum



IDEAL LOCATION NEXT TO MAJOR HANFORD EMPLOYERS

480 N 11th Ave | Hanford, CA 93230

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PROPERTY OVERVIEW

Geta Xpress Japanese
Hanford, CA



**480 N 11th Ave,
Hanford, CA 93230**

±2,800 SF
GLA

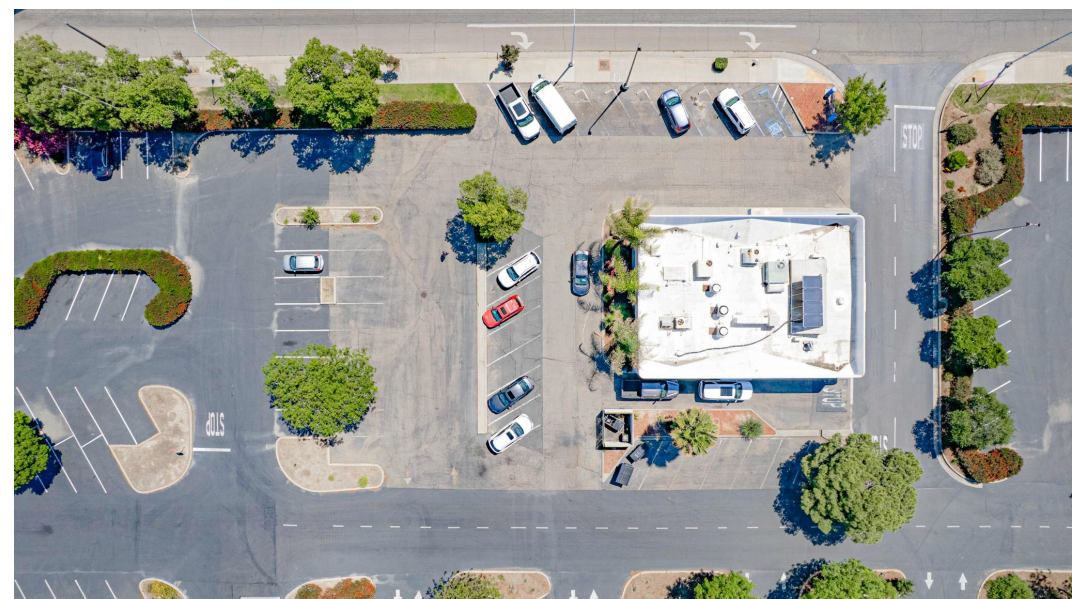
±0.35 AC
Lot Size

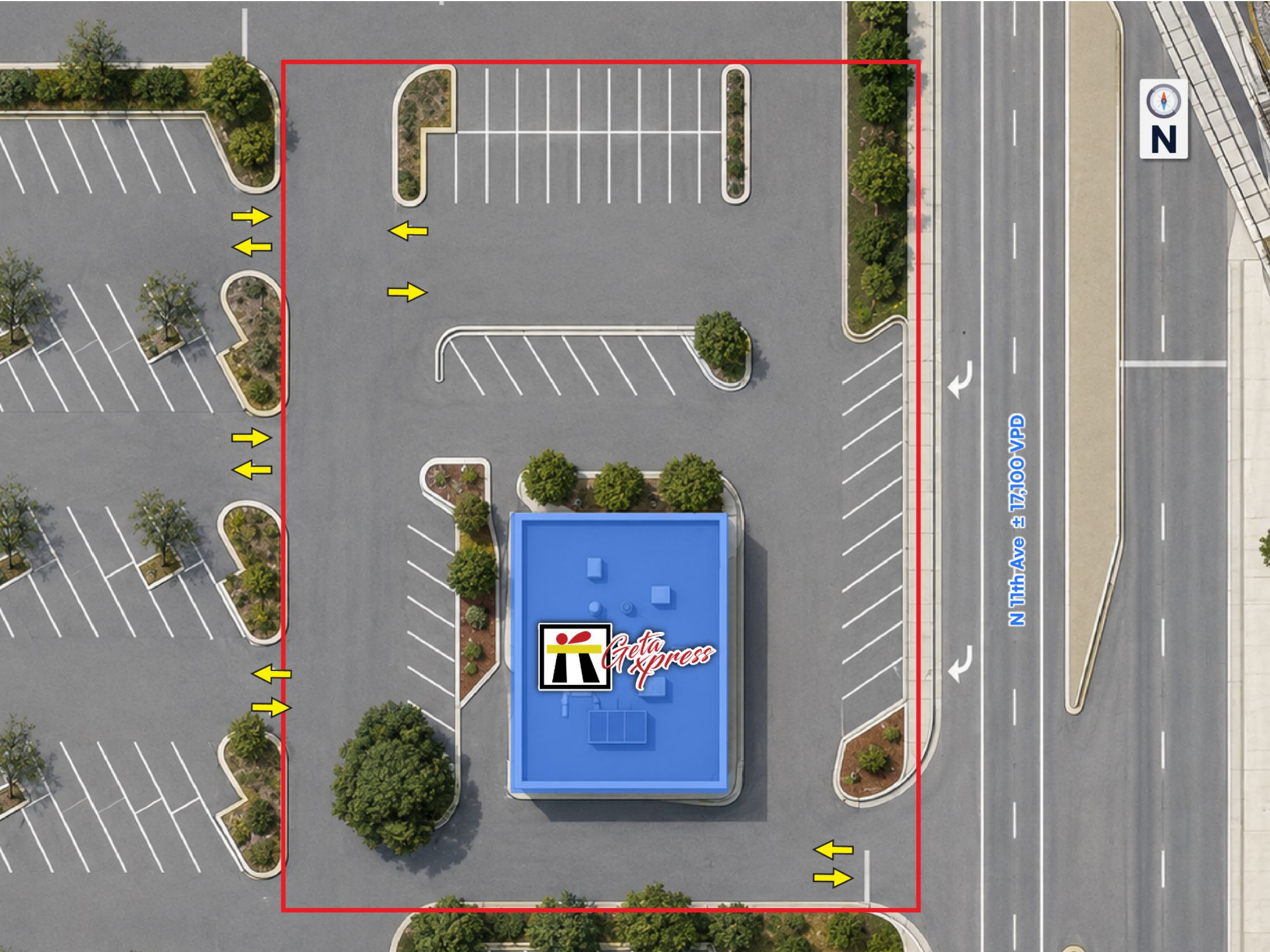
Absolute NNN
Lease Type



INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** - The property features a true absolute triple-net (NNN) lease structure with zero landlord obligations—providing investors with 100% passive income and long-term stability.
- **Established Long Term Operating History** - GetaXpress Japanese has served the Hanford community since 1987 and has operated at this location for over 20 years, demonstrating decades of proven performance and deep roots within the local market. The longevity of occupancy underscores the strength of the site, the stability of the surrounding trade area, and the tenant's long-term commitment to the area.
- **Attractively Priced QSR with Below-Market Rent** - The offering includes a quick-service restaurant (QSR) asset positioned within a well-established shopping center, benefiting from strong retail synergy and consistent consumer traffic. The property is being offered at an attractive basis relative to comparable assets in the market, providing investors with compelling entry pricing. The site is drive-thru equipped.
- **Robust Demographics** - Located along Hanford's primary retail corridor, the property benefits from a strong regional draw within the greater Kings County trade area. As the **largest city in Kings County**, Hanford serves as the area's primary commercial and retail hub. More than **65,000 residents live within a 5-mile radius**, with additional consumer support from nearby communities including Lemoore and Corcoran. The area features stable household incomes consistent with the Central Valley market, supporting steady retail demand and long-term tenant performance.
- **Busy Retail Corridor** - Strategically positioned along North 11th Avenue, one of Hanford's primary commercial corridors, the property benefits from exceptional visibility and consistent daily traffic. **West Lacey Boulevard sees more than 10,000 vehicles per day, while North 11th Avenue carries more than 17,100 vehicles per day**, providing strong exposure at this heavily traveled retail intersection. The property is surrounded by established national and regional retailers including **Smart & Final, Staples, Mister Car Wash, and 7-Eleven**, reinforcing the strength of the retail corridor and driving consistent consumer traffic throughout the day. The site's placement within Hanford's established commercial hub supports long-term tenant performance and sustained visitation.





N 11th Ave ± 17,100 VPD

Kings County Superior Court
±107 Employees

Youth Athletic Complex
Sports Complex & Park

KIDS DENTAL GROUP
General Dentistry Restricted to Children & Teens

The BRANCH Government Office
±100 Employees

Hanford Towne Center

Kings County Veterans Services Office
Veterans Organization

Staples Smart & Final
Goodwill
SUPERCUTS
Davita
Carl's Jr.
Pizza Hut
Mountain Mike's Pizza

Subject Property

Woodrow Wilson Junior High School
±505 Students

THE HOME DEPOT

J&P SPINE CENTER INC.

Hanford West High School
±1,322 Students

Adventist Health Hanford
±153 Beds | ±2,160 Employees

W Lacey Blvd ± 10,000 VPD

N 11th Ave ± 17,100 VPD

baskin robbins

BIG BRAND TIRE & SERVICE

Mister

KINGS GUN Center

Starbucks

CVS pharmacy

7 ELEVEN

IN-SHAPE FAMILY FITNESS

FAMILY DOLLAR

Wienerschnitzel

RITE AID

Auto Zone

Hanford Mall

JCPenney
sears HOME SERVICES
BOOT BARN
KOHL'S
Bath & Body Works
Auntie Anne's
CINEMARK
BIG 5 SPORTING GOODS

Lacey West Apartments
±184 Units

Adventist Health Hanford
±173 Beds | ±2,160 Employees

IDEAL LOCATION AT A SIGNALIZED RAILROAD



FINANCIAL OVERVIEW

Geta Xpress Japanese
Hanford, CA



FINANCIAL SUMMARY

\$1,475,000

List Price

6.15%

Cap Rate

\$90,720

Annual Rent

Property Details

Tenant	Geta Xpress Japanese
Rent Commencement Date	8/26/2006
Lease Expiration Date	3/30/2028
Original Lease Term	15 Years
Lease Term Remaining	±2 Years
Rent Increases	Negotiable between Lessor and Lessee in Option
Option Periods	One (1), Six (6)-Year Options
Lease Type	Absolute NNN
Type of Ownership	Fee-Simple
Drive-Thru	Yes

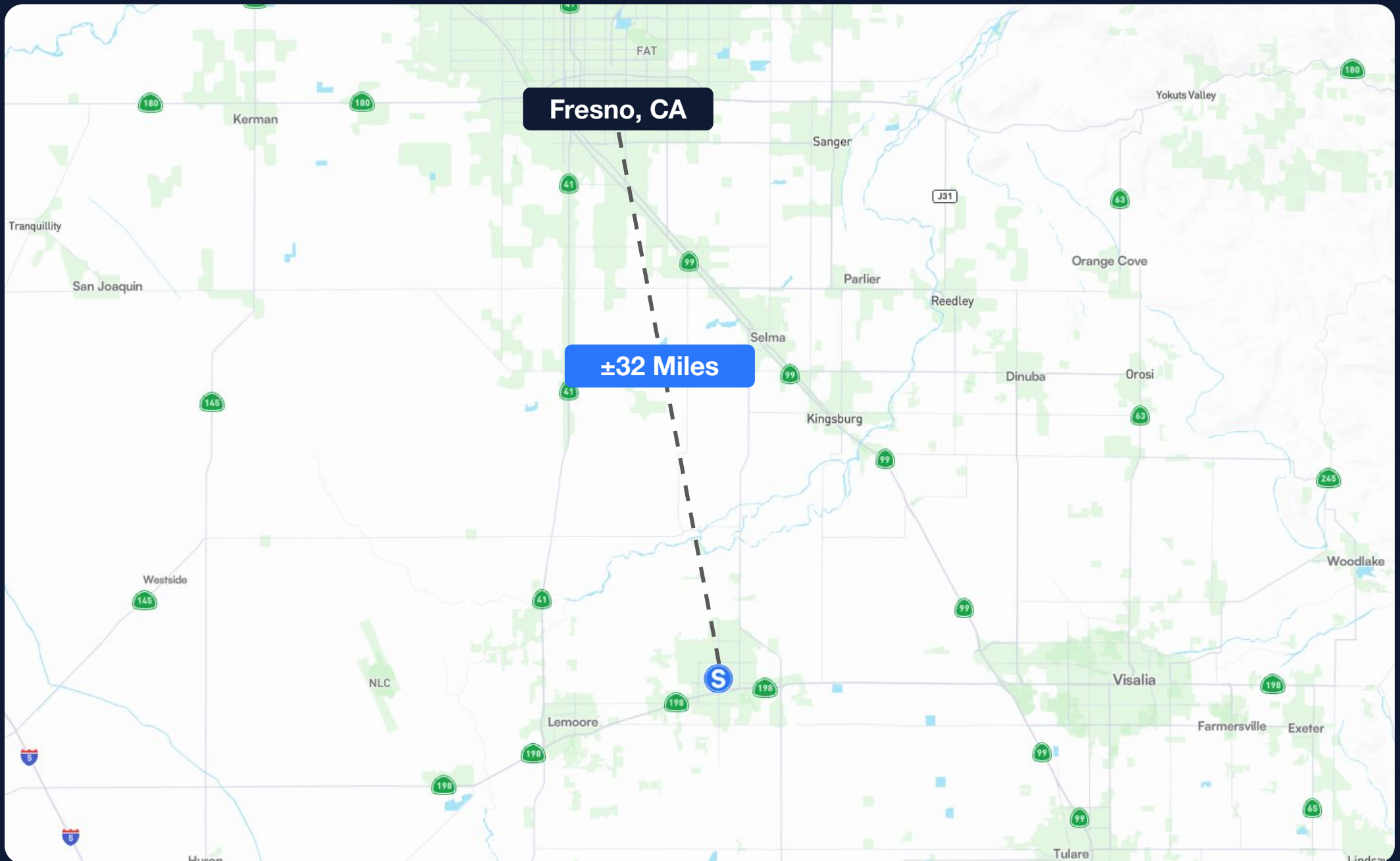
Annualized Operating Data

Years	Monthly Rent	Annual Rent	Increases
Current - 3/30/2028	\$7,560	\$90,720	5.0%
4/1/2028 - 3/30/2035	Negotiable	-	-



MARKET OVERVIEW

Geta Xpress Japanese
Hanford, CA



HANFORD, CA

City Demographics

60,594

Total Population

\$76K

Median HH Income

23,600

Employed Population

\$1.45B

Total Retail Consumer Spend



Geta Xpress is right the center of a major retail corridor In Hanford, CA

Hanford serves as the commercial and governmental center of Kings County and continues to benefit from its strategic position within California's Central Valley. The city's accessibility via State Route 198 and proximity to Highway 99 support consistent regional traffic patterns and consumer draw from surrounding agricultural communities. Retail demand in the area is supported by a stable base of government, healthcare, agriculture, and military employment, anchored by Naval Air Station Lemoore, Adventist Health, and Kings County government operations. Recent employment gains and steady household growth have reinforced consumer spending trends, supporting neighborhood and community retail performance throughout the market.

The surrounding trade area benefits from a comparatively affordable cost structure relative to larger California metros, attracting families and workforce households seeking attainable housing and access to regional employment centers. Hanford's growing healthcare sector, educational institutions, and expanding retail corridors continue to strengthen the city's role as a service hub for the southern San Joaquin Valley. Retail fundamentals remain healthy, supported by low vacancy, limited new construction, and continued tenant demand for well-located space. The market's combination of stable demographics, regional accessibility, and diversified economic drivers positions Hanford as a resilient Central Valley retail location.

Demographics

Population	1-Mile	3-Mile	5-Mile
2029 Projection	6,798	35,027	65,189
2024 Estimate	6,454	33,413	62,188
2020 Census	6,041	32,166	59,886
Growth Projection 2024 - 2029	1.0%	1.0%	0.9%
Growth 2020 - Current	1.4%	1.0%	0.7%
Households	1-Mile	3-Mile	5-Mile
2029 Projection	3,028	15,638	28,636
2024 Estimate	2,868	14,899	27,293
2020 Census	2,666	14,304	26,246
Growth Projection 2024 - 2029	1.1%	1.0%	1.0%
Growth 2020 - Current	2.2%	1.4%	1.1%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$61,260	\$75,209	\$79,610

Tourism, Recreation & Regional Attractions

Hanford benefits from consistent visitor activity generated by regional tourism, sports, and entertainment destinations throughout the Central Valley. Downtown Hanford features a historic district with local restaurants, breweries, entertainment venues, and annual community events that attract residents and visitors year-round. Nearby attractions including the Tachi Palace Casino Resort, Kings Speedway, and Sequoia and Kings Canyon National Parks contribute additional regional tourism traffic. Hanford's proximity to Highway 198 also positions the city as a key pass-through market for travelers heading toward California's national parks and recreational destinations, supporting continued demand for convenient food and beverage options.

Education & Workforce Development



FRESNO, CA MSA

An aerial night photograph of Fresno, California, showing a dense urban landscape with numerous illuminated buildings and streets. The city's skyline is visible against a dark sky, with the Capitol building's dome being a prominent feature in the center. The foreground shows various commercial and institutional buildings, while the background extends into a vast, less densely populated area.

The Fresno Metropolitan Statistical Area (“Fresno MSA”), with a population exceeding 1.2 million residents, serves as the economic and cultural center of California’s Central Valley. Anchored by the City of Fresno, the region benefits from a diverse economy driven by agriculture, healthcare, education, logistics, and government employment. Major employers including Community Health System, Amazon, Saint Agnes Medical Center, Fresno Unified School District, and California State University, Fresno support a large daytime population and stable consumer base. The region’s strategic location along State Route 99 provides direct connectivity between Northern and Southern California, reinforcing Fresno’s importance as a distribution and commercial hub. Ongoing residential expansion, mixed-use development, and infrastructure investment continue to strengthen consumer activity throughout the metro area, creating favorable conditions for quick-service restaurant operators like Geta Express Japanese QSR.

The Fresno MSA has experienced steady population and employment growth over the past decade, supported by relatively affordable living costs compared to larger California markets. The area’s expanding suburban communities, increasing household formation, and growing young professional population continue to drive demand for convenient dining and fast-casual restaurant concepts. Fresno’s evolving culinary scene and strong commuter traffic patterns have positioned the market for continued restaurant growth, particularly within high-traffic retail corridors and densely populated residential trade areas. Recent projects including downtown Fresno revitalization initiatives, mixed-use developments surrounding River Park and Campus Pointe, and continued industrial growth near Fresno Yosemite International Airport have further expanded economic activity across the region. These developments continue attracting residents, students, and visitors, providing a strong long-term environment for nationally recognized and emerging restaurant concepts such as Geta Express Japanese QSR.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 480 N 11th Ave, Hanford, CA, 93230 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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