2941-2945 Niles St.

Bakersfield, CA 93306

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

Sushinola
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Investment Highlights

Property Highlights

- **Fresh Lease Commitment Through 2031**: Sushinola recently signed a new 5-year lease through July 2031, showing continued commitment to the location after years of established operations.
- **Attractive Day-One Yield:** Offered at a 7.00% going-in cap rate, the property gives investors immediate yield from current NOI well above most California retail investments.
- **Operator-Backed Personal Guaranty**: The lease includes a personal guaranty, giving the landlord additional support beyond the business itself. The operator has direct financial exposure and a personal stake in the success of the location.
- **Dense Trade Area**: The property benefits from approximately 200,000 residents within five miles, with projected population growth of roughly 8.0% over the next five years. This provides a large built-in customer base for continued restaurant demand.
- **Ample Dedicated Parking**: The property sits on approximately 0.42 acres with dedicated on-site parking and convenient customer access along the established Niles Street retail corridor.

LOWE'S
THE HOME DEPOT
TARGET
East Hills Village
PETSMART
LESLIE'S
Domino's
SUBWAY
CHASE
usbank
Highland High School
±2,530 Students
N
± 56,000 VPD
178
Oswell St ± 23,257 VPD
BIG 5 SPORTING GOODS
Bakersfield Country Club
Golf Course
DERREL'S mini STORAGE INC.
KernMedical
Kern Medical Hospital
±222 Beds | ±1,800 Employees
Walmart Supercenter
7400 Niles St Residential Development
±34 Acres | 300+ Future Residential Units
Horace Mann Elementary
±870 Students
SUSHINOLA
Subject Property
Pizza Hut
CVS pharmacy
East Bakersfield High
±2,420 Students
Niles St ± 16,588 VPD
Williams Elementary
±450 Students
Sierra Middle School
±730 Students
Wienerschnitzel
Aaron's
planet fitness
BURGER KING
TACO BELL
dd's DISCOUNTS
SUBWAY
Little Caesars
Ramon Garza Elementary
±660 Students
Google Earth


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2937
SUSHINOLA

Financial Overview

Sushinola
2941-2945 Niles St, Bakersfield, CA 93306

Financial Summary

$481,054	**7.00%**	**$291.55**	**$33,674**	**±0.42 AC**
List Price	Cap Rate	Price Per SF	NOI	Lot Size

Tenant Summary

Tenant Name:	Orlando Jimenez Vizcarra (DBA Sushinola)
Type of Ownership:	Private
Lease Guarantor:	Personal Guaranty
Lease Type:	Modified NNN
Roof:	Tenant (maintenance) & LL (repair/replacement of normal wear/tear)
Original Lease Term:	5 years
Lease Commencement Date:	7/1/2026
Lease Expiration Date:	7/31/2031
Term Remaining on Lease:	±5 Years
Increase(s):	3% Annually
# of Options:	One, 5-Year Option

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Year 1	**$3,340**	**$40,080**	**$20.04**
Year 2	$3,440	$41,280	$20.64
Year 3	$3,543	$42,516	$21.26
Year 4	$3,650	$43,800	$21.90
Year 5	$3,760	$45,120	$22.56
Option 1	Market	Market	Market

Tax Breakdown

Component	Amount
Ad Valorem taxes	$5,549.59
KSA Sewer	$2,034.62
Street Lights	$20.00
Vector Assessment	$2.00
Estimated Annual Taxes	**$7,606.21**

* Property taxes are the landlord's responsibility and have been accounted for in the NOI and underwriting.

Tenant Overview

Year Founded
2015

Headquarters
Bakersfield, CA

Ownership Status
Privately Held

Tenant Overview

Sushinola is a privately owned, regional restaurant concept specializing in Sinaloa-style sushi and seafood, combining Japanese-inspired sushi preparation with bold Mexican and Culiacán-style flavors. The concept differentiates itself through highly customized rolls, seafood dishes, spicy sauces, and signature combinations featuring ingredients such as shrimp, bacon, avocado, cream cheese, and chipotle. Its positioning appeals to consumers seeking an approachable, experiential fusion dining format rather than traditional Japanese cuisine. Sushinola's operating business is Sushinola Inc., an active California corporation headquartered in Bakersfield, California. The company was incorporated in 2020, while the Sushinola restaurant concept reports first use in commerce dating to 2015.

Why Invest in Sushinola?

- **Distinctive & Defensible Concept:** Sushinola differentiates itself through its Sinaloa-style sushi and seafood concept, blending Japanese-inspired cuisine with Mexican flavors. This creates a unique dining experience that can help the brand stand out in a crowded restaurant market.

- **Established Operating History:** The Sushinola concept has been operating since 2015, providing a meaningful track record compared with newer restaurant concepts. Its longevity demonstrates sustained consumer demand and brand recognition within its market.

- **Strong Local Brand Identity:** Sushinola has developed a recognizable regional identity centered around Culiacán-style sushi and seafood. Signature menu items and a highly visual food presentation create opportunities for repeat business, word-of-mouth marketing, and social-media engagement.

- **Multiple Channels for Customer Engagement:** The brand utilizes online ordering, takeout, delivery, social media, and in-store dining, allowing it to reach customers across multiple dining occasions. This omnichannel approach can help the concept adapt to changing consumer preferences while expanding its customer base.

- **Potential for Future Expansion:** Sushinola's differentiated concept and established presence provide a foundation for potential expansion into additional markets. For a real estate investor, a successful local concept with a distinctive brand proposition can offer future growth potential and the possibility of strengthening the tenant's long-term operating profile.

Market Overview

Sushinola
2941-2945 Niles St, Bakersfield, CA 93306

Bakersfield, CA

Market Demographics - 5 Mile

181,886
Total Population

$76,329
Average HH Income

+3.23%
Population Growth
2020-Current Year

54,220
Households

Local Market Overview

Bakersfield is a growing Central Valley market supported by a diverse economic base spanning agriculture, energy, healthcare, logistics, manufacturing, and public administration. The city benefits from relatively affordable housing compared with coastal California markets, supporting steady household formation and consumer spending. It connects the market directly to major supply networks, solidifying its role as a regional distribution and commercial center.

The local economy is heavily anchored by industry leaders across several key sectors. Agriculture and AgTech remain primary economic drivers through national giants like Grimmway Farms and Bolthouse Farms, while energy production is sustained by major oil, gas, and renewable operators including Aera Energy, Chevron, and California Resources Corporation. Logistics and light manufacturing continue to expand rapidly along major freight routes, boosted by large distribution facilities for employers such as Amazon, Target, Walmart, and Frito-Lay.

In addition to industrial and trade strength, Bakersfield serves as the healthcare and institutional core for the Southern San Joaquin Valley. Key employment anchors include major health systems like Dignity Health, Adventist Health, and Kern Medical, alongside regional institutions such as Kern County municipal government, local school districts, and California State University, Bakersfield. These major employers provide a stable workforce foundation, driving ongoing investment in commercial real estate and supporting retail fundamentals across expanding growth corridors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	22,850	124,100	196,500
Current Year Estimate	22,139	117,364	181,886
2020 Census	21,800	114,500	176,200
Growth Current Year-Five-Year	+3.21%	+5.74%	+8.03%
Growth 2020-Current Year	+1.55%	+2.50%	+3.23%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,550	36,200	58,100
Current Year Estimate	6,310	34,150	54,220
2020 Census	6,180	33,200	52,100
Growth Current Year-Five-Year	+3.80%	+6.00%	+7.16%
Growth 2020-Current Year	+2.10%	+2.86%	+4.07%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$76,644	$75,251	$76,329

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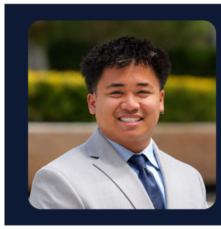

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