

OFFERING MEMORANDUM



FOR SALE DENNY'S 10-YEAR ABSOLUTE TRIPLE NET LEASED INVESTMENT OPPORTUNITY

Long-Term History of Success Since 1998 | Rent-to-Store Sales Ratio Less Than 6%

6875 VALLEY WAY, RIVERSIDE, CA 92509

 **Kidder
Mathews**

TABLE OF CONTENTS

01

INVESTMENT
OVERVIEW

02

OFFER SUMMARY/
INVESTMENT
HIGHLIGHTS

03

LEASE SUMMARY

04

TENANT OVERVIEW/
DENNY'S BRAND
OVERVIEW

05

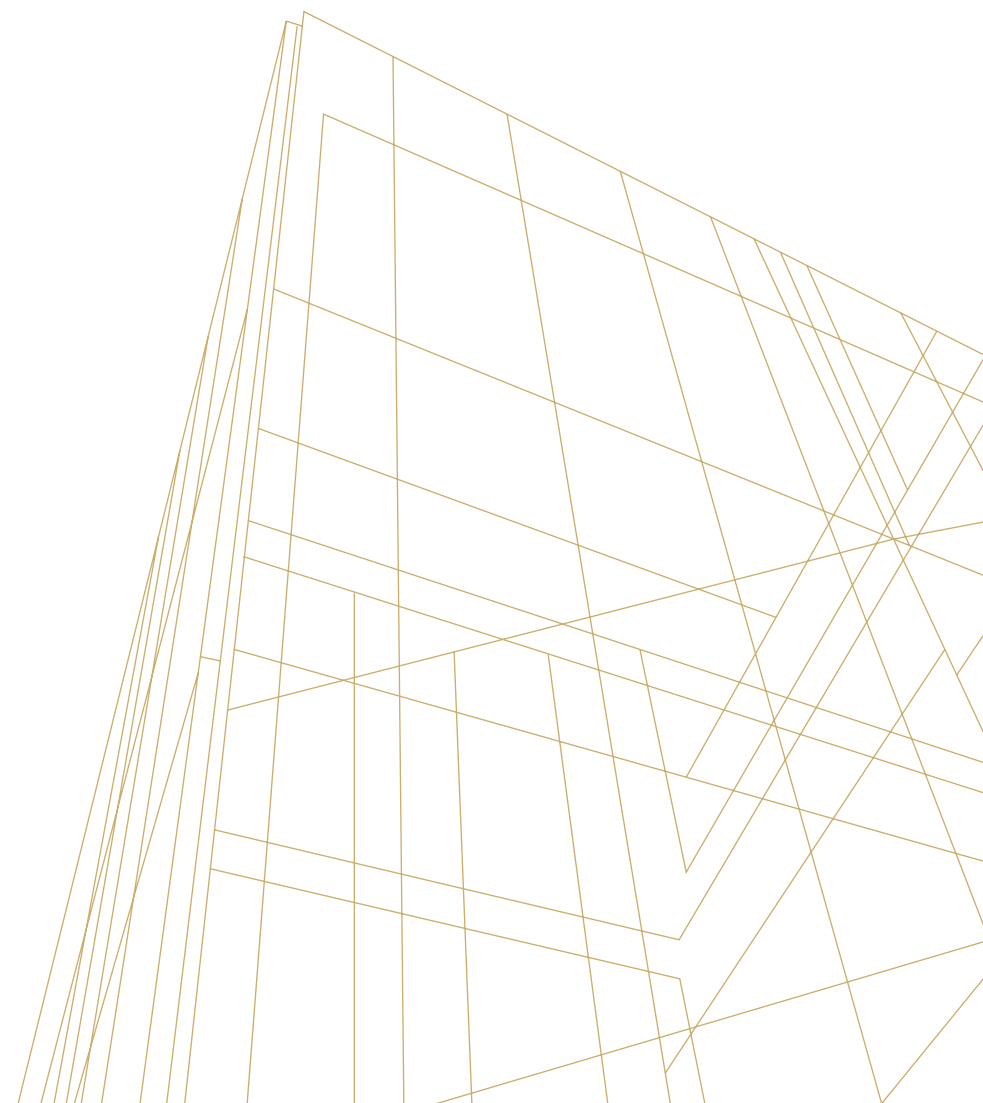
RIVERSIDE, CA
MARKET OVERVIEW

06

DEMOGRAPHICS
& TRAFFIC COUNTS

07

AERIAL MAP



*Exclusively
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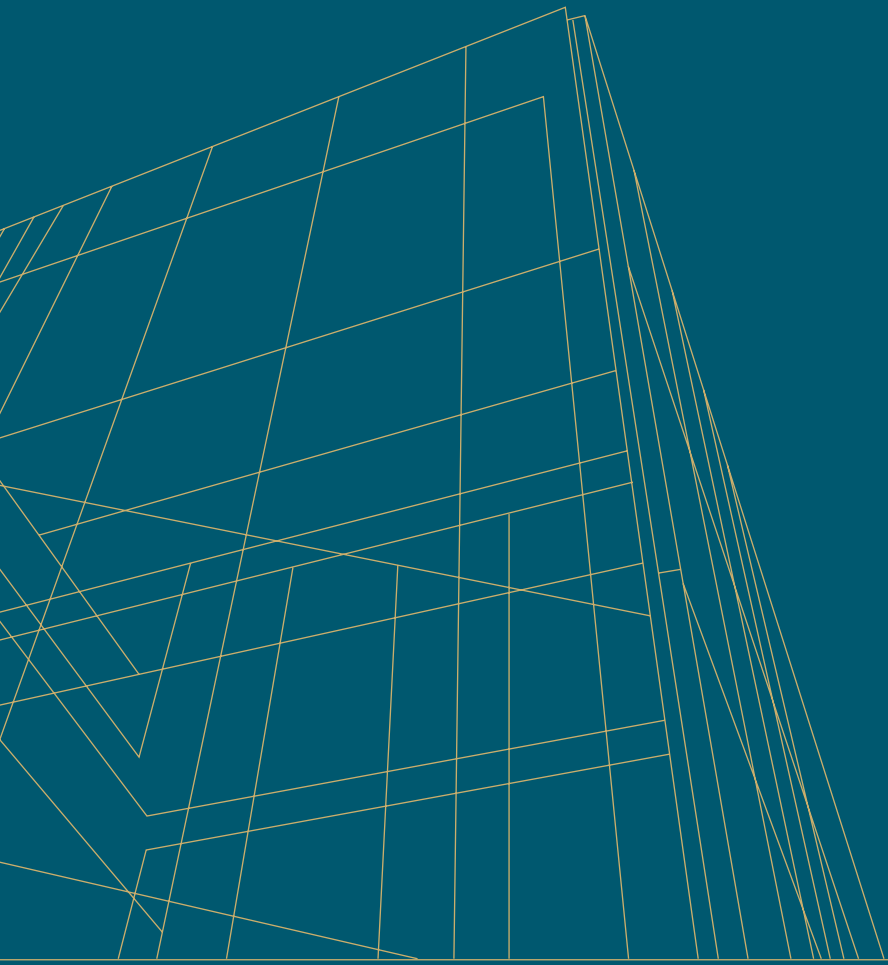
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INVESTMENT OVERVIEW

Section 01

EXECUTIVE SUMMARY

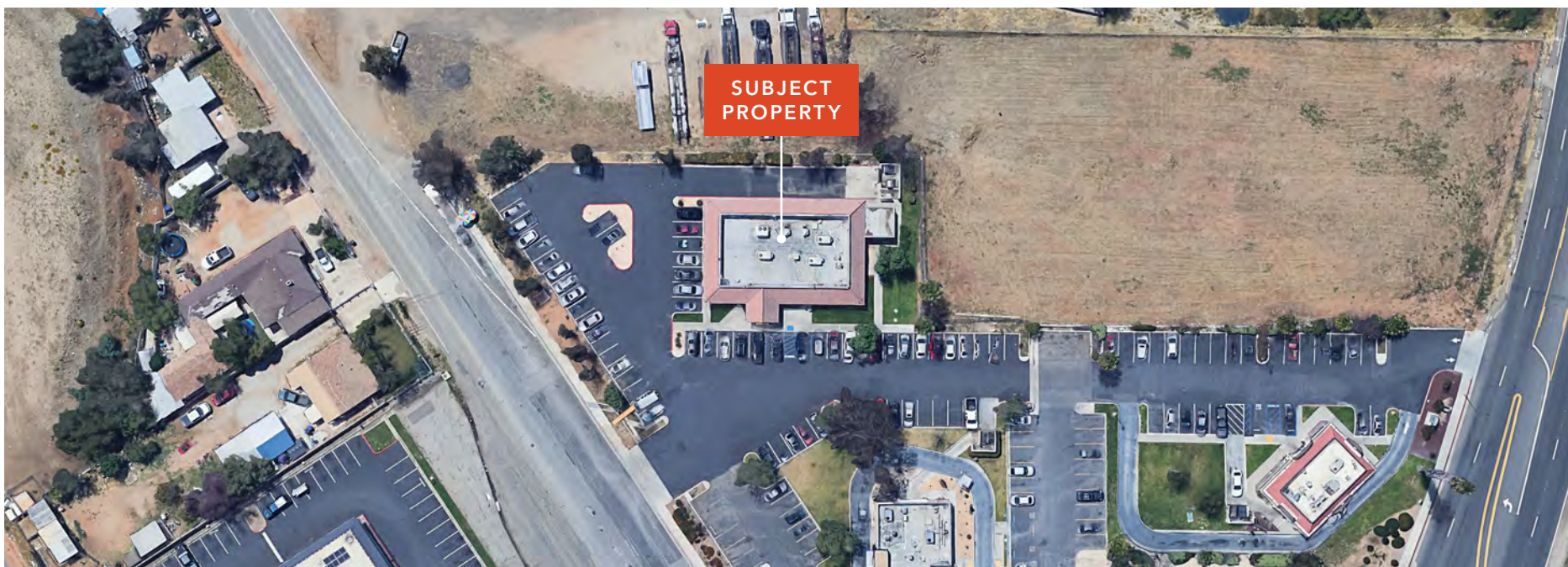
Kidder Mathews is pleased to present the opportunity to acquire **6875 Valley Way**, a Denny's absolute triple-net-leased investment in Riverside, California. The property is leased to **Mancha Development**, a long-established restaurant operator with a history dating back to 1979. Mancha has operated the subject Denny's location for more than 28 years and is an experienced Denny's franchise operator.

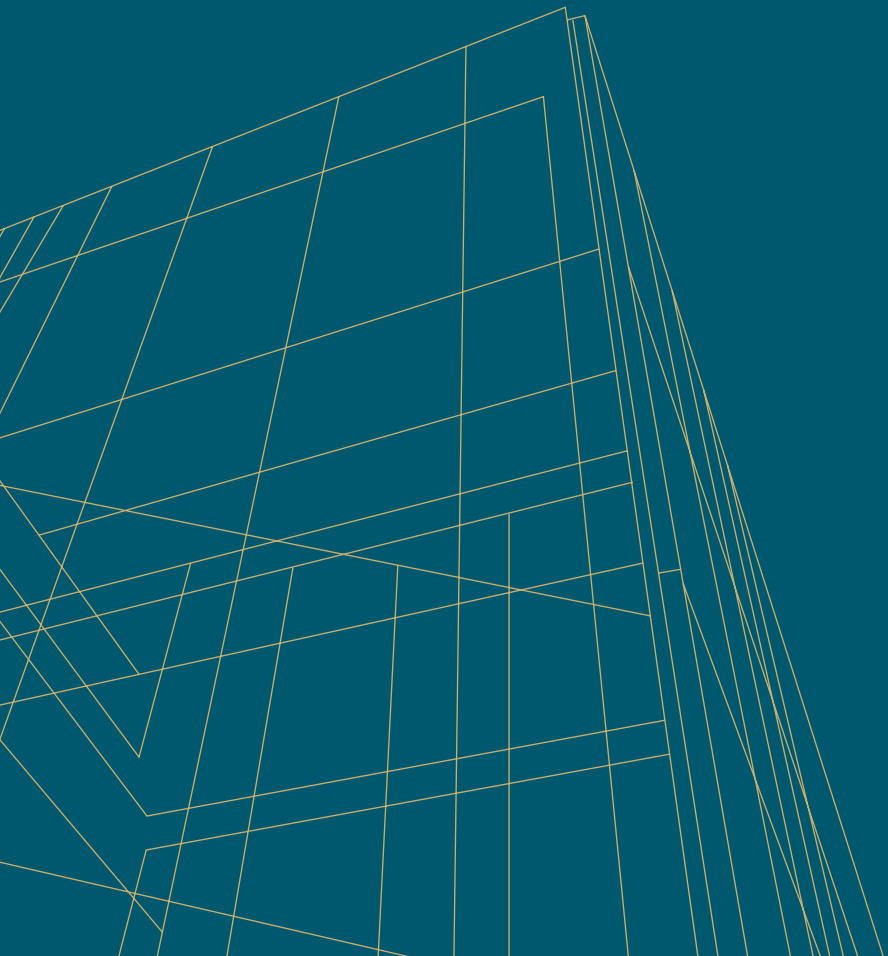
The original 20-year lease commenced in 1998, and the tenant exercised its 20-year extension option in

2016, extending the lease term through **August 31, 2036**. The property is supported by strong store-level performance, demonstrating strong sales productivity relative to contractual rent.

6875 Valley Way is strategically located within the Inland Empire, one of Southern California's most dynamic commercial markets. Situated immediately adjacent to State Route 60, the property offers excellent regional accessibility and visibility, with convenient connectivity to Riverside, Ontario, Los

Angeles, and major employment centers. The surrounding trade area benefits from established residential communities, retail and hospitality uses, and a significant concentration of industrial and logistics development. Continued population and employment growth, coupled with ongoing investment throughout the Inland Empire, supports the property's long-term investment appeal.





OFFER SUMMARY/ INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

Strong store sales with a rent-to-sales ratio of 5.44% in 2025
Absolute triple net (NNN) lease with no landlord responsibilities
Approximately 10 years of lease term remaining
Successful occupancy at this location since 1998
Ten percent (10%) rent increases every five years
Excellent freeway accessibility
Large pylon sign providing outstanding visibility

Placer.ai rankings place the restaurant among the top-performing Denny's locations nationally, regionally, and locally
– #177 of 1,158 nationally – #95 of 337 in California – #8 of 25 locations within a 15-mile radius
Excellent ingress and egress
Strong surrounding demographics

OFFER SUMMARY

PURCHASE PRICE	\$3,320,000
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CAPITALIZATION RATE	5.25%
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ANNUAL NET OPERATING INCOME	\$174,420
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LEASE COMMENCEMENT	September 15, 1998
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LEASE EXPIRATION	August 31, 2036
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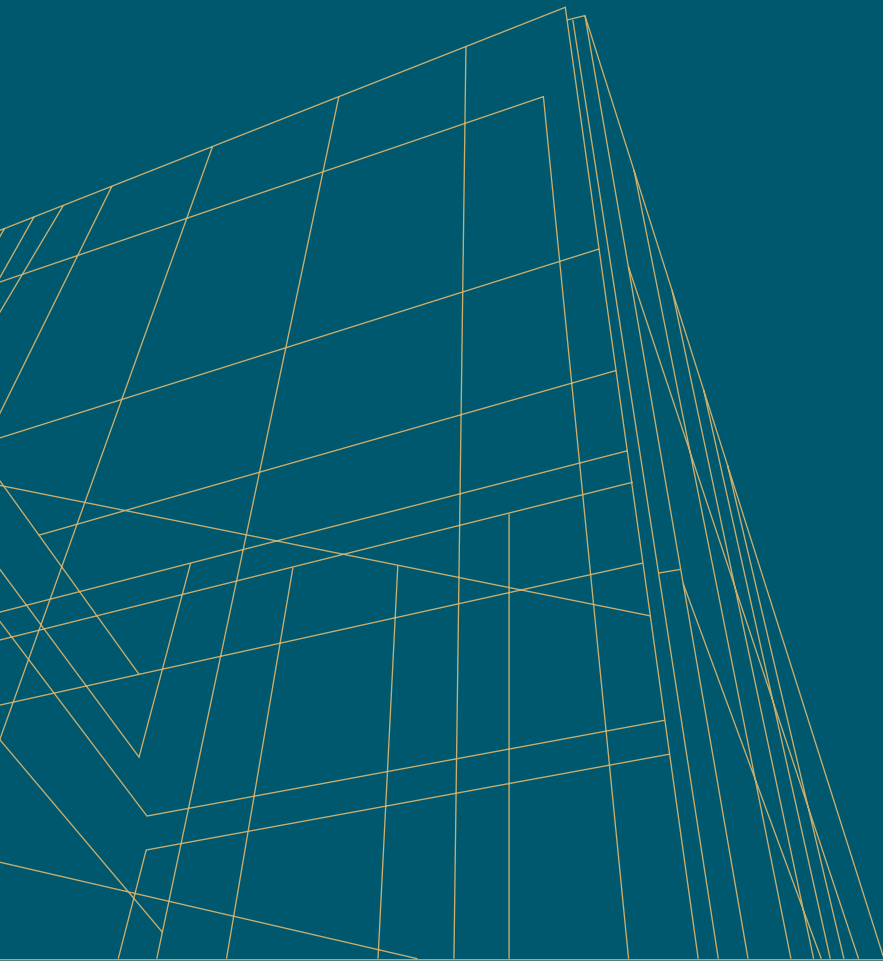
BUILDING AREA	5,106 SF
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LAND AREA	45,600 SF (1.05 Acres)
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YEAR BUILT	1998
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TENANT	Mancha Development Company, LLC
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BRAND	Denny's
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LEASE SUMMARY

Section 03

LEASE SUMMARY

BRAND NAME	Denny's
TENANT	Mancha Development Company LLC Franchisee
LEASE COMMENCEMENT	September 15, 1998
LEASE EXPIRATION	August 31, 2036
EXERCISED OPTION	20 years (in 2016)
OPTIONS REMAINING	None
RENT INCREASES	10% every five years
LEASE TYPE	Absolute triple net
OWNERSHIP TYPE	Fee simple (land & building)
RENTAL RATE/SF/YEAR	\$34.12
ANNUAL NET INCOME	\$174,240
ROFR	No

SITE SUMMARY

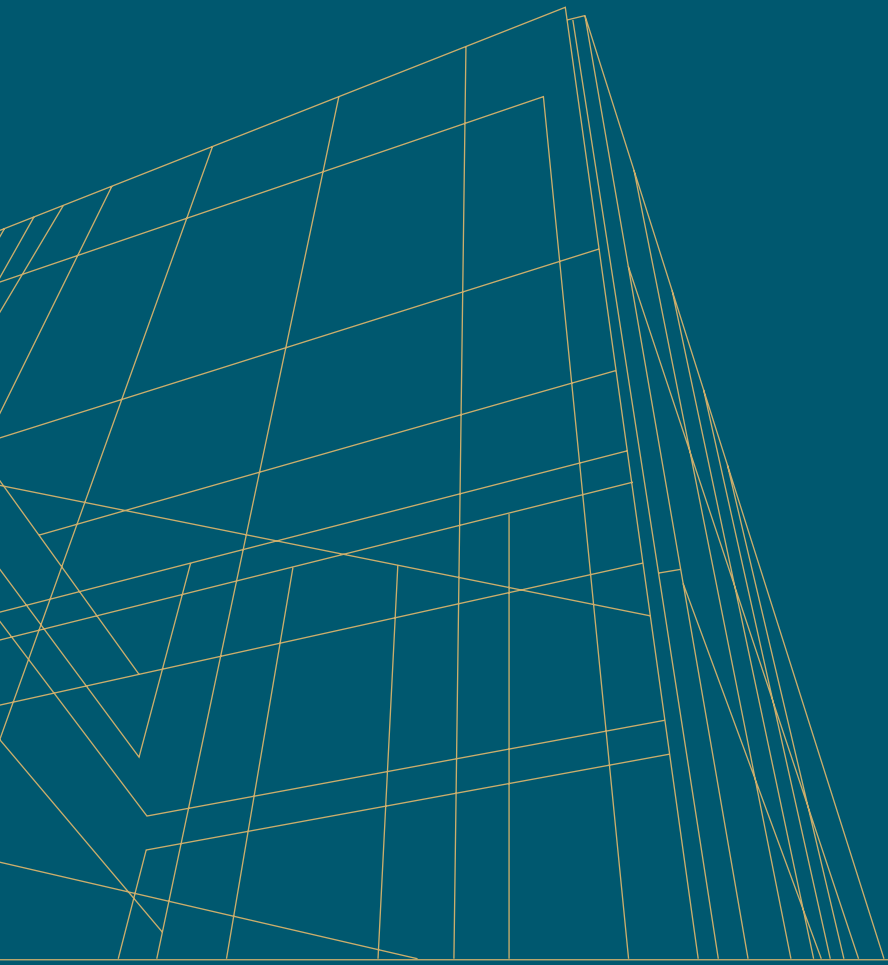
BUILDING AREA	±5,106 SF Building
LAND AREA	45,600 square feet/1.04 Acres
YEAR BUILT	1998
DRIVE-THRU	Yes
POLE SIGN	Yes
PARCEL NUMBER	183-101-035

\$3.32M
SALE PRICE

5.25%
CAP RATE

RENT SCHEDULE

Period	Monthly Rent	Annual Rent	Rent Increase
September 1, 2016-August 31, 2021	\$12,000	\$144,000	-
September 1, 2021-August 31, 2026	\$13,200	\$158,400	10%
September 1, 2026-August 31, 2031	\$14,520	\$174,240	10%
September 1, 2031-August 31, 2036	\$15,972	\$191,664	10%



TENANT OVERVIEW/ DENNY'S BRAND OVERVIEW

MANCHA DEVELOPMENT COMPANY LLC

DENNY'S FRANCHISE OPERATOR

Mancha Development Company LLC is an experienced restaurant operator and long-term Denny's franchisee that has operated the subject property since 1998. The company's nearly three decades of continuous operation at this location demonstrate a strong commitment to the site and highlights the property's importance within the operator's portfolio.

Throughout its tenure, Mancha Development Company LLC has successfully operated the restaurants under the Denny's franchise platform, benefiting from the

brand's established operating systems, marketing programs, and national recognition. The long operating history at the property provides investors with confidence in the site's functionality, customer acceptance, and continued viability as a restaurant location.

The subject restaurant has a history of strong operating performance. Effective September 1, 2026, annual base rent increases to \$174,240, representing a favorable occupancy cost relative to sales volume

and providing additional support for the long-term sustainability of the tenancy.

The combination of an experienced franchise operator, a nationally recognized restaurant concept, strong store-level performance, and a proven operating history creates an attractive tenancy profile for a net lease investor.

Representative Photo

DENNY'S BRAND OVERVIEW

Founded in 1953, Denny's is one of the most recognized full-service restaurant brands in the United States, with a legacy of serving guests for more than 70 years. Originally established as a coffee and donut shop, the company evolved into America's largest full-service family dining chain, best known for its all-day breakfast offerings, broad menu selection, and value-oriented dining experience.

Denny's operates under a highly recognized national brand platform focused on serving a wide range of customers, including families, travelers, seniors, and value-conscious diners. The brand's iconic "America's Diner" positioning, 24-hour heritage, and extensive menu offerings have established Denny's as a staple within the casual dining segment.

The company's asset-light growth strategy is primarily driven through franchising, with the majority of restaurants operated by independent franchisees. This franchise-focused model provides Denny's with a scalable operating platform while allowing experienced restaurant operators to invest in and grow individual locations. Franchisees benefit from national brand recognition, established operating systems, marketing support, and

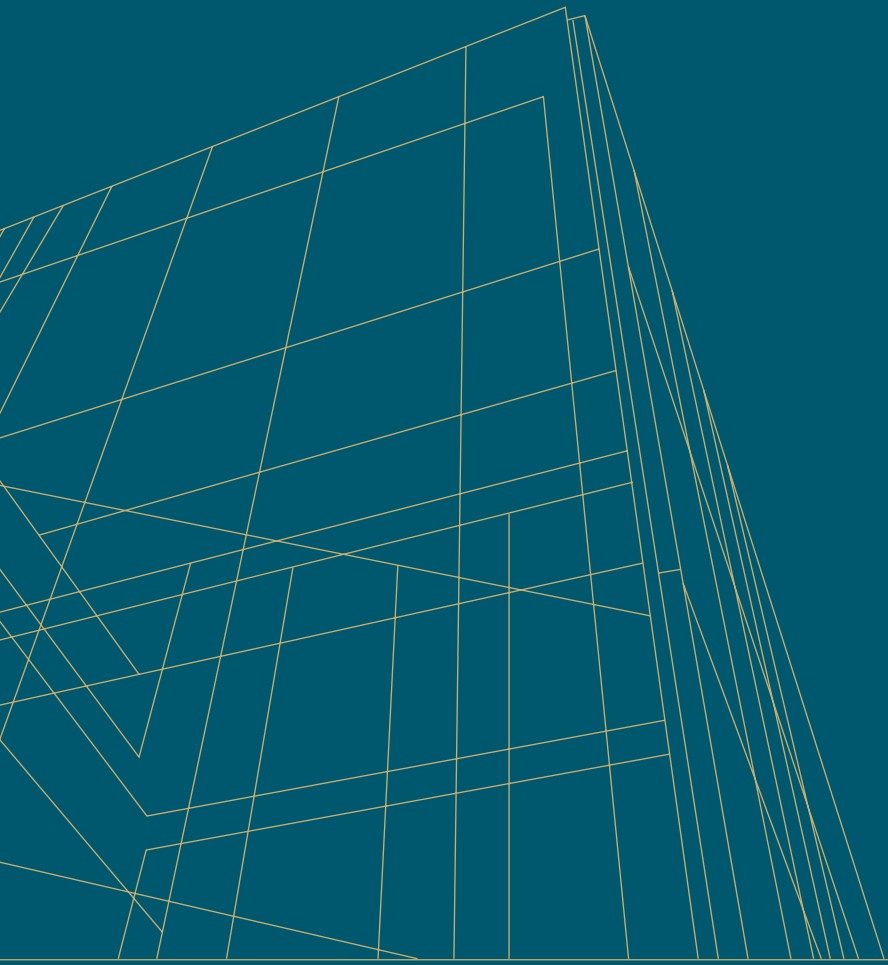
customer loyalty developed over decades.

As of 2026, Denny's operates approximately 1,500 restaurants globally, including locations throughout the United States, Canada, and other international markets. The brand continues to focus on strengthening its restaurant portfolio through remodel initiatives, operational enhancements, digital ordering capabilities, and strategic franchise growth.

From a real estate investment perspective, Denny's represents a nationally recognized restaurant tenant with a long operating history, strong consumer awareness, and a proven franchise model. Freestanding Denny's locations are typically positioned along major transportation corridors and high-traffic commercial nodes, benefiting from strong visibility, accessibility, and long-term site utility.

The Denny's brand continues to maintain significant value within the restaurant industry due to its decades of operating history, nationwide presence, and enduring position as an affordable, full-service dining destination.





RIVERSIDE, CA MARKET OVERVIEW



RIVERSIDE, CALIFORNIA

Located at 6875 Valley Way in Riverside, California, the property benefits from a strategic position within the established West Riverside/Rubidoux trade area. The site is situated along Valley Way, a primary commercial corridor serving the surrounding residential neighborhoods and providing convenient access to major regional transportation routes.

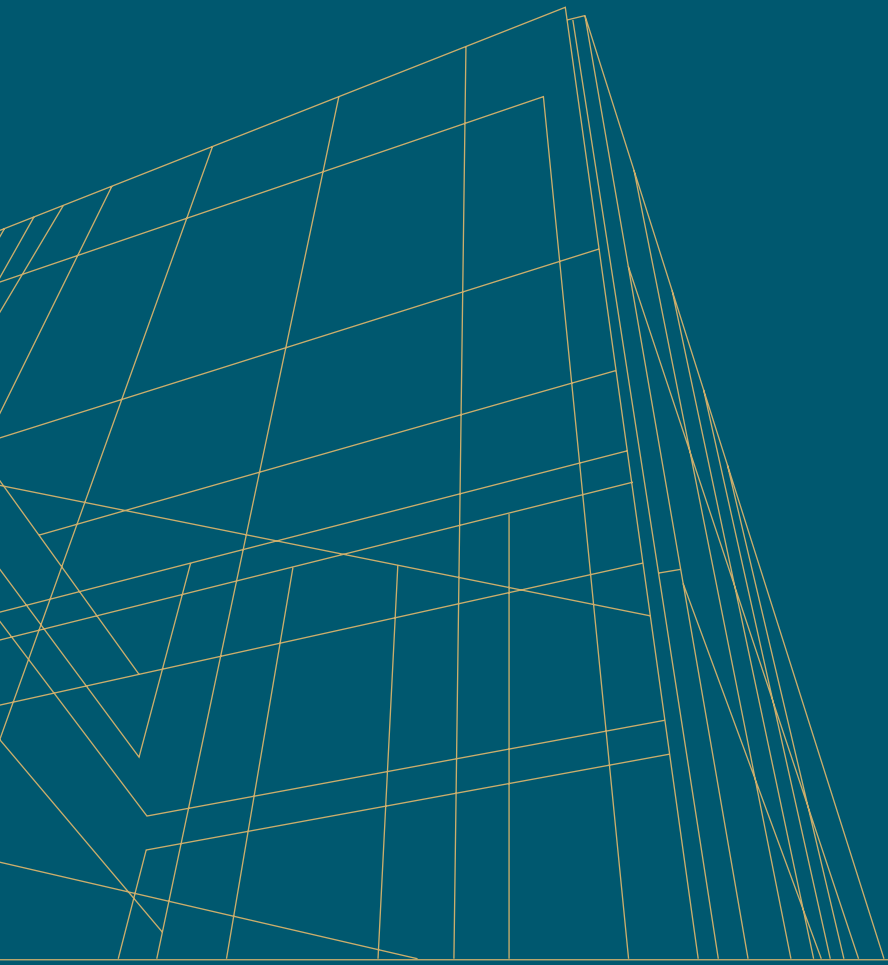
The property enjoys excellent accessibility with immediate proximity to the Interstate 60 Freeway, one of the Inland Empire's major east-west transportation arteries connecting Riverside County with Los Angeles, San Bernardino, and surrounding employment centers. The location benefits from strong commuter traffic, regional connectivity, and convenient ingress and egress for both local residents and passing motorists.

The surrounding area is characterized by a diverse mix of residential neighborhoods, retail uses, service businesses, and commercial properties. The site's placement within an established infill corridor provides a stable customer base supported by nearby households, daily commuters, and regional travelers. The property's freestanding restaurant format, prominent street presence, and 24-hour operating history enhance its visibility and long-term functionality as a restaurant investment.

Riverside is one of the largest cities in Southern California's Inland Empire region and benefits from continued population growth, expanding employment opportunities, and increasing demand for goods and services. The Inland Empire has become one of California's most significant logistics, distribution, and residential growth markets due to its strategic location, transportation infrastructure, and relative affordability compared to coastal markets.

The property's location along Valley Way provides access to a broad customer base while benefiting from the surrounding retail and commercial ecosystem. Nearby Riverside and Jurupa Valley neighborhoods provide a strong residential foundation, while regional freeway access expands the property's customer reach beyond the immediate trade area.

From a real estate investment perspective, the asset benefits from its irreplaceable infill location, established commercial corridor presence, and long-term utility as a restaurant or future commercial redevelopment site. The combination of strong transportation access, surrounding residential density, and visibility along Valley Way contributes to the property's appeal as a net lease investment opportunity.

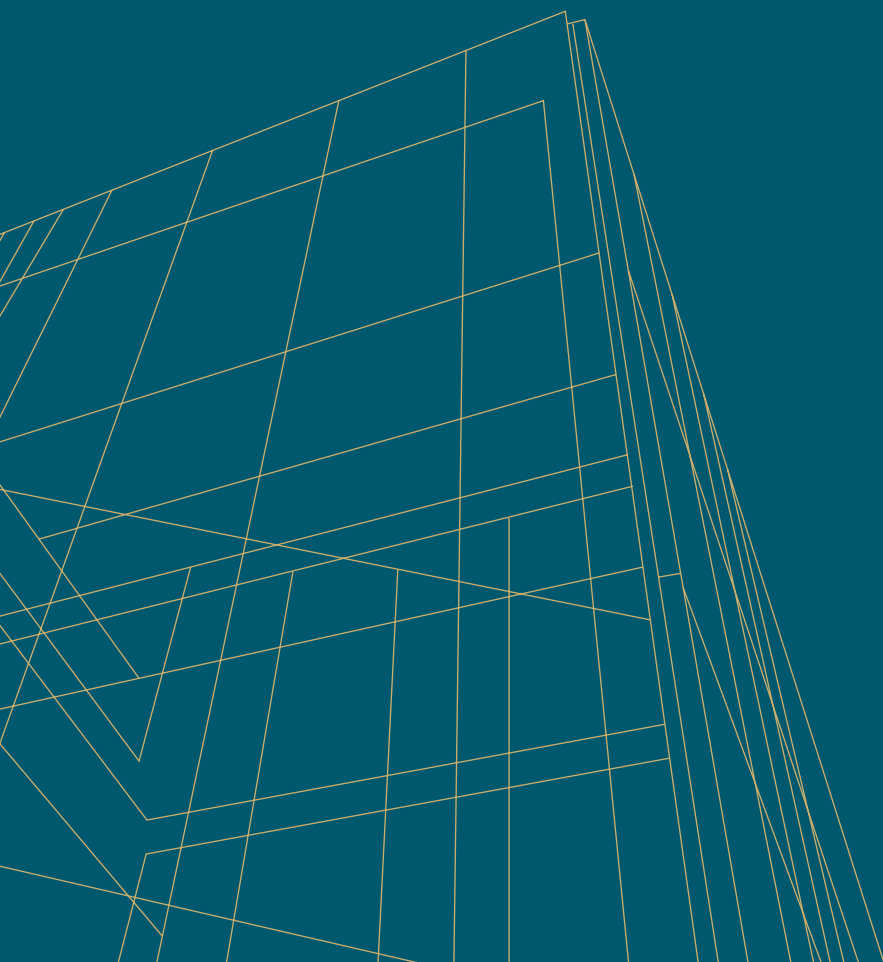


DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
POPULATION	11,933	80,647	252,193
AVERAGE HH INCOME	\$139,003	\$127,593	\$113,680
HOUSEHOLDS	3,006	21,552	72,792





AERIAL MAP

Section 07

AERIAL MAP



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