

Which Wich Sandwich Shop Near Costco - Amazon Center

Which Wich Superior Sandwich Shop



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OFFERING SUMMARY

Location

Which Wich Sandwich Shop
12565 Cantu-Galleano Ranch Rd - Unit 100
Eastvale, CA 91752

Offering Summary

Price	\$148,000
Building Size	1,567 SF

Lease Term

Term	5 Years
Rent	\$11,125 including CAM

Branded

Which Wich Superior Sandwiches



INVESTMENT EXECUTIVE SUMMARY

THE OPPURTUNITY

PRIME LOCATION, NEAR COSTCO, AMAZON FULFILMENT CENTER, AND MULTIPLE RETAIL, FOOD AND RELATED SHOPS

Bashir Tariq is pleased to offer Which Wich Superior Sandwich shop located on major Cantu-Galleano Off=Ramp in Eastvale. Which Wich opened their first location in 2005 and now spread through multi-States with around 90 locations. It is one of the fastest growing chain in multi-States.

Which Wich, Eastvale location is part of large Costco, Starbucks, several other, food, retail and consumer based businesses. Adjacent to Major Amazon fulfillment Center which employees over 1,500 full time associate.

Eastvale and Jurupa Valley is fast growing communities. Minutes away from 15 freeway and 60 freeway

The Which Wich Superior Sandwich Shop is surrounded by multiple distribution and logistic centers including Amazon Fulfillment Center, Walmart Distribution Center, Grangers, UPS Chain Logistics, Lotte Global Logistics and many others



INVESTMENT HIGHLIGHTS

- Be your own Boss, own and operate Superior Sandwich Shop WHICH WICH
- E2 Visa possible. Franchisor approves E2 visa. Check with advisor for requirements
- Corner of Major intersection and minutes away from 15 Fwy and 60 Fwy
- Fast growing and developing areas
- Which Wich is one of the fast grown chains, providing Superior Sandwiches and healthy meals



Which Wich Superior Sandwiches



AMAZON

AMAZON

Costco

Camtu-Galleano Ranch Rd

Hammer Ave

DEMOGRAPHICS

POPULATION		2 miles	3 miles	5 miles
	2023 Population	37,521	90,376	198,094
	Median Age	35	35.1	35.3
	Bachelors's Degree Higher Education	34%	32%	28%
INCOME				
	Average House Income	\$147,631	\$139,340	\$130,029
HOME VALUE				
	Median Home Value	\$664,969	\$676,13	\$639,744
	Median Home Year Built	1996	1996	1992
HOUSEHOLDS				
	2023 Households	11,805	26,120	56,980
	Average Household Size	3.5	3.6	3.6
	Average Household Vehicles	3	3	3
HOUSING OCCUPANCY				
	Owner Occupied Households	74%		
	Renter Occupied Households	26%		

SNAPSHOT



198,094

POPULATION 5 mile



\$130,029

INCOME 5 mile



\$639,744

HOME VALUE 5 mile



Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

Interior and Exterior Views



ADDITIONAL PICTURES



AREA OVERVIEW

EASTVALE

Eastvale is a city located in northwestern Riverside County, California, in the Inland Empire region of Southern California. The area transitioned from a dairy farm enclave to a developed community starting in the 1990s and was incorporated on October 1, 2010. As of the 2020 census, the city had a population of 69,757. The city's name is derived from "East Vale" as a listed school district in 1893 by the Riverside County Board of Commissioners. The current mayor of Eastvale is Christian Dinco.

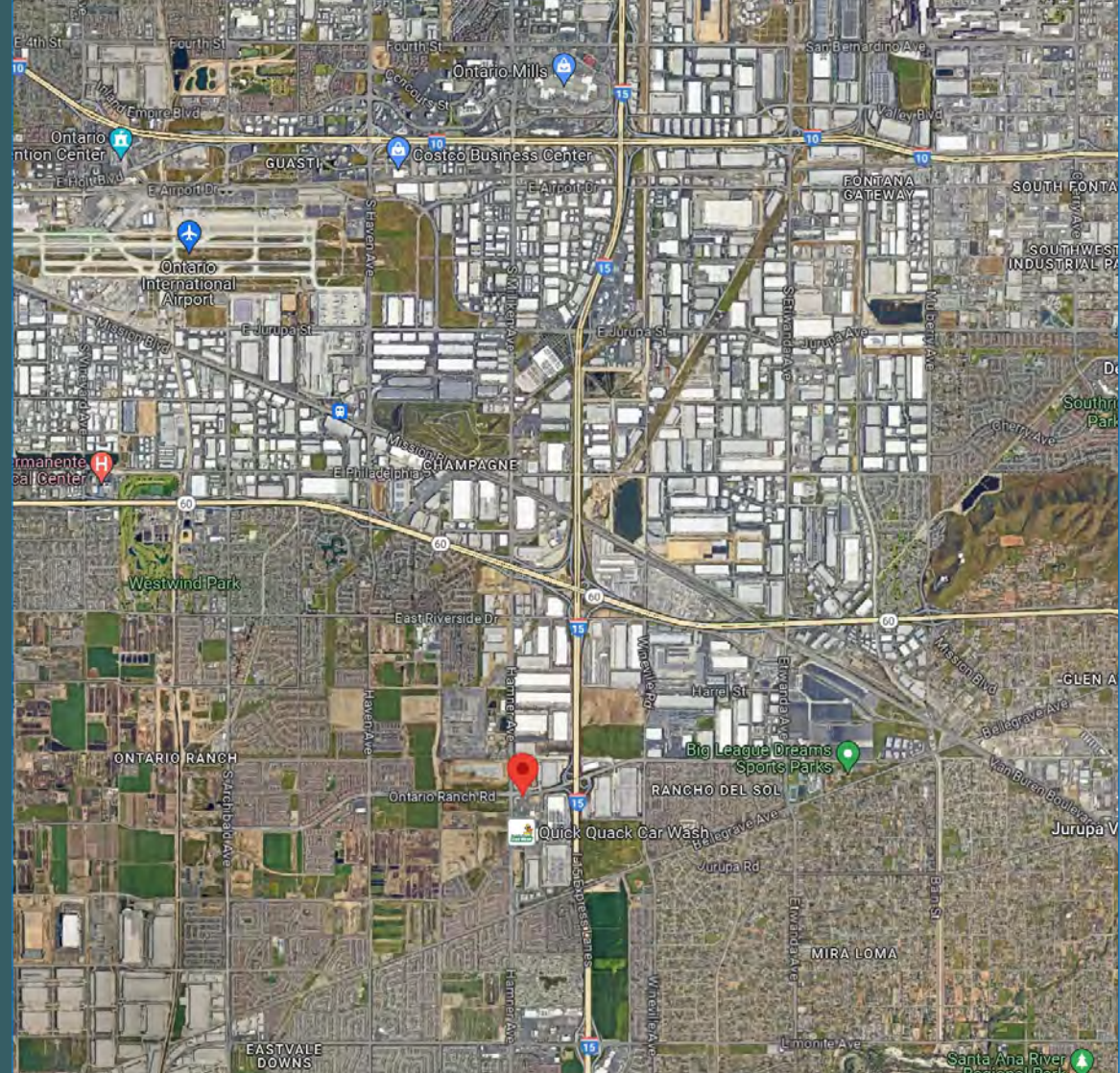
City boundaries extend from Hellman Avenue to the west (the San Bernardino County line), State Route 60 to the north (also the San Bernardino County line), the Santa Ana River and Norco to the south, and Interstate 15 to the east. It is surrounded by the cities of Chino, Ontario, Jurupa Valley, Norco, and Corona.

GEOGRAPHY

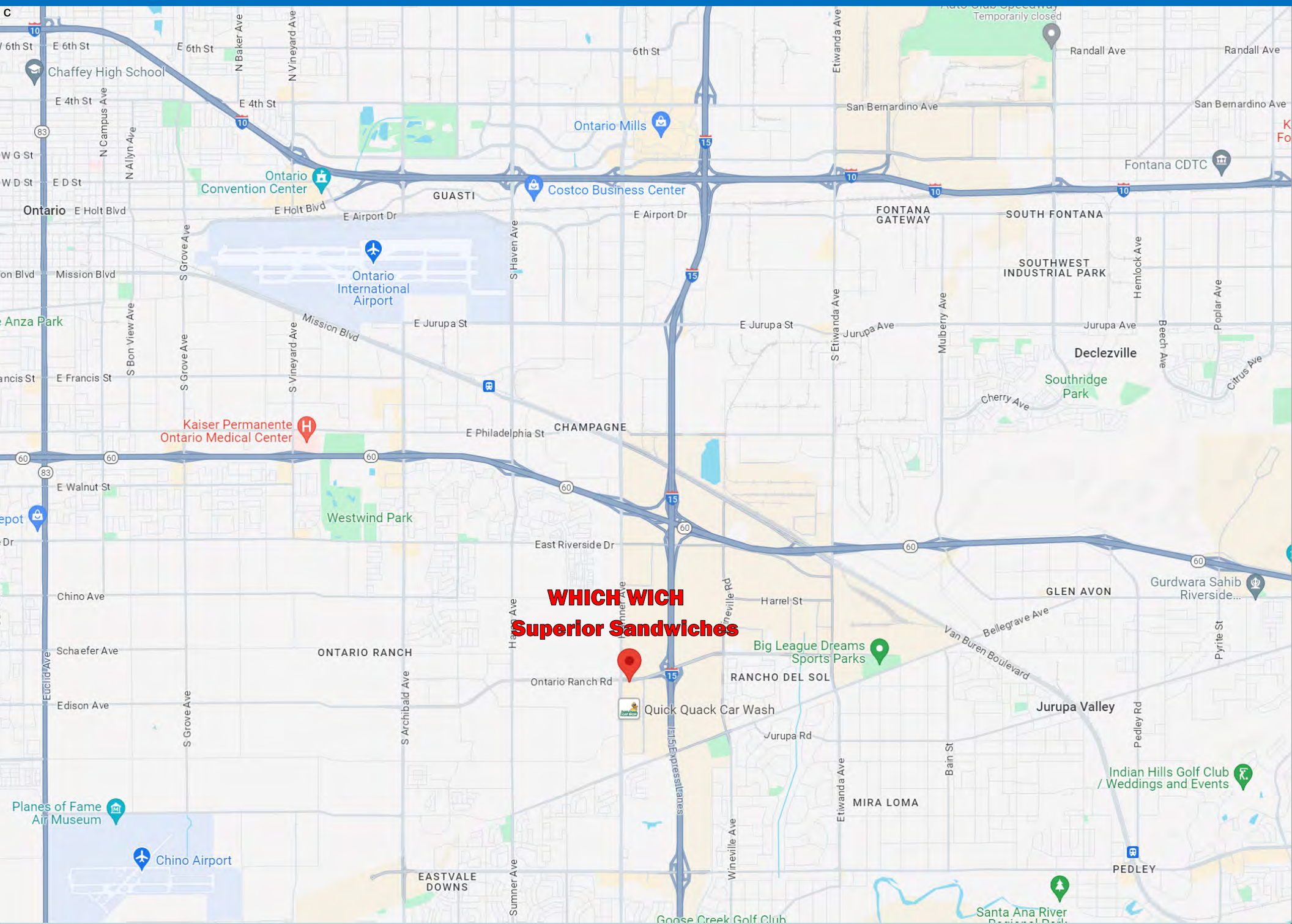
The Los Angeles County line is approximately 8 miles northwest of Eastvale, and the Orange County line is approximately 5 miles to the southwest. The proximity of these two heavily commercialized counties, and the fact that Eastvale is roughly squared between Interstate 15 and State Routes 91, 60, and 71, has made Eastvale popular for those who commute to these counties for employment, making Eastvale a commuter town.

RECENT HISTORY

Once a rural area, Eastvale was predominantly dairy farms and agricultural until the late 1990s.^[13] At that time, the area started to suburbanize to accommodate the influx of people coming from Orange and Los Angeles counties seeking more affordable housing.^[14]



REGIONAL MAP



WHICH WICH
Superior Sandwiches

Confidentiality & Disclaimer

Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

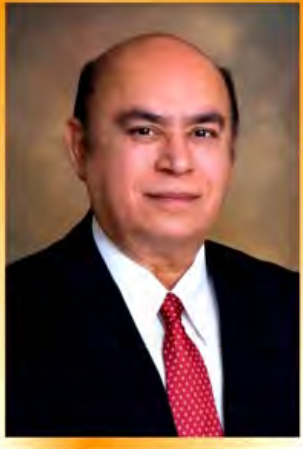
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 WINNING
 AGENT**



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