



US. CHEF'S STORE
FOODS | GREAT FOOD. WHOLESALE PRICES.

4236

US. CHEF'S STORE
FOODS | GREAT FOOD. WHOLESALE PRICES.
VISALIA, CALIFORNIA
(CENTRAL VALLEY)

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Activity ID: ZAGO480212

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



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INVESTMENT HIGHLIGHTS

▶▶ Original 15-Year Lease with Over 10-Years Remaining

- Single tenant US FOODS CHEF'STORE located in a prominent shopping center anchored by Costco & Lowe's at the corner of S. Mooney Blvd & Visalia Parkway
- Passive long-term lease with minimal Landlord management responsibilities (see Lease Abstract page)

▶▶ 10% Rent Increase in 2031 and at each option period

- The lease offers attractive predetermined rent increases of 10% every 5-years
- There are 10% rent increases at each of the 3, 5-year option periods

▶▶ Corporate Lease: US FOODS, INC. (NYSE: USFD)

- US FOODS, INC. corporate lease, \$39 Billion in annual revenue and \$4 Billion net worth
- CHEF'STORE by US Foods consists of 97 locations covering 14 states
- US FOODS, INC. rated "BB+ / Stable" by S&P and "Ba2" by Moody's

▶▶ Synergistic Retail Hub Location Shadow-Anchored by Costco & Lowe's

- The property is situated at the prominent 4-way signalized corner of Visalia Parkway and S. Mooney Boulevard (27,682 VPD) with excellent access and visibility
- National tenants in the immediate trade area include: Costco, Lowe's, Walmart, Burlington, Dick's Sporting Goods, Hobby Lobby, Target, Best Buy, Michael's, PetSmart, Home Goods, Raising Cane's, Sportsman's Warehouse, Ashley Furniture, Panera Bread, Chipotle, Barnes & Noble, Starbucks, and many more

▶▶ Avg. HHI of \$90,626 (1-Mile) with 162,712 Population (5-Mile)

- There are strong demographics in the region with average household incomes of \$90,626 within a 1-Mile radius and 162,712 residents within a 5-Mile radius of the subject

OFFERING PRICE / CAP RATE

\$6,954,486 Price / 6.00% CAP Rate

Lease Year	NOI	CAP Rate
Current	\$417,269	6.00%
2031 - 2036 (10% Increase)	\$458,996	6.45%
1st Option	\$504,896	7.26%
2nd Option	\$555,385	7.99%
3rd Option	\$718,924	10.34%
4th Option	\$672,016	9.66%

Property Address	4236 S. Mooney Blvd Visalia, CA 92377
Lease Type	Double Net
Landlord Responsibilities	Roof & Structure
Primary Lease Term	15 Years
Rent Commencement	4/8/2021 ⁽¹⁾
Lease Expiration	4/1/2036 ⁽¹⁾
Years Remaining	10 Years ⁽¹⁾
Year Built / Renovated	2003 / 2021 ⁽¹⁾
Rentable Area	30,273 ⁽¹⁾
Lot Size	2.71 Acres ⁽¹⁾
Renewal Options	4, 5-Year Options ⁽¹⁾
Lease Guarantor	US FOODS, INC. ⁽²⁾

⁽¹⁾ Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during their due diligence.

⁽²⁾ Tenant and Lease Guarantor is US FOODS, INC. Financial information shown is for US Foods Holding Buyer is responsible for verifying during their due diligence.

COMPANY OVERVIEW⁽¹⁾



US. CHEF'STORE[®] FOODS | GREAT FOOD. WHOLESALE PRICES.[™]

US Foods CHEF'STORE is a no-membership warehouse-style retailer that delivers professional-grade foodservice supplies to restaurants, caterers, small businesses, non-profits, and everyday home chefs alike. CHEF'STORE is owned by the nationally-recognized and publicly-traded foodservice giant US Foods (NYSE:USFD). The chain offers discount bulk groceries, fresh produce, meats, dairy, deli items, kitchen equipment, and janitorial supplies. CHEF'STORE is headquartered in West Linn, Oregon (with its parent company US Foods based in Rosemont, Illinois).

US Foods, Inc. is one of America's leading foodservice distributors and a major force in the industry, second only to Sysco. With the promise to help its customers "Make It," the company partners with approximately 250,000 customer locations — including independent and chain restaurants, healthcare facilities, hospitality businesses, educational institutions, and government organizations — delivering fresh, frozen, and dry food products along with non-food supplies, equipment, and comprehensive business solutions.

As of fiscal year 2025, US Foods reported \$39.4 billion in net sales (up 4.1% from the prior year), with Adjusted EBITDA reaching a record \$1.93 billion (up 11%) and Adjusted Diluted EPS of \$3.98 (up 26.3%). US Foods, Inc. employs approximately 30,000 associates nationwide, who drive its strong service culture, innovation in private brands, technology solutions (including the MOXē platform), and commitment to operational excellence. US Foods continues to focus on capturing market share, expanding margins, and delivering sustained profitable growth, positioning it as a resilient and customer-centric leader in the competitive foodservice distribution landscape. Its CHEF'STORE banner complements the core broadline business by offering convenient wholesale access to restaurant-quality products.

Sources: US Foods, chefstore.com, grok.com, google.com.

Disclaimer: Marcus & Millichap has not made, and will not make, any investigation into the accuracy of the information contained herein. Buyer is responsible for verifying all information during their Due Diligence.

Company Name	US Foods CHEF'STORE
Ownership Type	Public
Guarantor	US FOODS, INC.
Stock Symbol	NYSE: USFD
Credit Rating	"BB+/Stable" by Standard & Poors "Ba2" by Moody's
Segment(s)	Grocery / Wholesale
Revenue	\$39.4 Billion (FY 2025)
Net Worth	\$4.3 Billion
Number of Locations	97 (CHEF'STORE)
Coverage	14 States (CHEF'STORE)
Workforce	30,000 (US FOODS)
Headquarters	West Linn, Oregon (CHEF'STORE) Rosemont, Illinois (US Foods)
Year Founded	1955
Website	www.chefstore.com www.usfoods.com

(1) Tenant and Lease Guarantor is US FOODS, INC. Financial information and other details shown above are estimates. Buyer is responsible for verifying during their due diligence.

LEASE ABSTRACT⁽¹⁾

Property Address	4236 S. Mooney Blvd Visalia, CA 92377
Lease Commencement	4/8/2021
Lease Expiration	4/1/2036
CAM	<p>Lessee shall reimburse Lessor the pro rata share of Lessor's responsibility Common Area Charges shall include all actual and reasonable costs and expenses incurred by Lessor in operating and maintaining the common areas, including, but not limited, to premiums incurred by Lessor in connection with the insurance coverages for property insurance, commercial GL and worker's compensation insurance that are reasonably maintained by Lessor with respect to the shopping center; maintaining and repairing light fixtures, water lines, fire sprinkler systems and monitoring, irrigation and other utility systems for the common areas; ordinary repair and maintenance of the parking areas, including, restriping, petro matting, seal coating, sweeping and cleaning buildings and the common areas (not more frequently than every 5 years, unless needed in specific areas to cover graffiti or repair damage; pest control and removal of trash and other refuse or debris from the common areas only; all electrical, water, sewer, and other utility charges for utilities serving the common areas; repair maintenance and/or replacement of the fire sprinkler system (unless such system is not exclusive to Lessee's premises (then it shall be Lessee's responsibility) pass through charges levied under any of the permitted title encumbrances w/out any limitations related to the exclusions provided under Section 3.3.1.2 and management, administrative or marketing fees, (add on fees) less than or equal to, 10% of the common area charges, excluding the amount of the "add-on fees", real estate taxes, insurance and common area utility charges. Notwithstanding the foregoing, Lessor may, at its commercially reasonable discretion, charge Lessee 100% of a particular cost or expense incurred by lessor in operating the Shopping Center if such cost or expenses benefits Lessee or any other lessee of the Shopping Center to the exclusion of all other Lessee's (including Lessee) of the Shopping Center or if the requirement for such item was caused solely by Lessee or the other tenant who is bearing 100% of such cost or expense.</p>
Maintenance & Repair (Tenant)	<p>Tenant shall maintain the interior of the Premises, all plumbing and wiring outside the Premises, inside the walls and/or within or under the floor slab of the Premises, and the plate glass and doors thereof in good order, condition and repair, ordinary wear and tear and damage by casualty excepted. Tenant shall also provide for the regular seasonal preventative maintenance of the HVAC System (not less than quarterly) servicing the Premises. Landlord, and not Tenant, shall make repairs otherwise required to be performed by Tenant by this Section 6.2 if such repair is covered by any construction or product warranty of Landlord or if caused by or is necessitated by (i) the negligence of Landlord or Landlord's employees, agents or contractors, unless the waiver of subrogation provisions of Section 5.4 of this Lease apply, (ii) shifting or settling of the building containing the Premises, (iii) a design defect in the building containing the Premises, (iv) a failure by Landlord to perform maintenance or make repairs required under Section 6.1 of this Lease, or (v) any structural problems which may arise in the Shopping Center which affect the Premises.</p>
Maintenance & Repair (Landlord)	<p>At Landlord's sole cost and expense, without reimbursement from Tenant, Landlord shall maintain, repair and replace in good condition and order all structural elements of the Premises, including but not limited to, the roof structure, supports and covering (including, without limitation, skylights, gutters, downspouts, and canopies), foundation and bearing walls. In addition, with respect to the Premises, and at Landlord's sole cost and expense, Landlord shall maintain and repair in good condition and order the exterior walls, plumbing and electrical wiring and facilities outside the Premises, and structural parts and supporting members of the Premises, and such portions of the Premises required to be maintained by Landlord.</p>
Real Estate Taxes	Tenant shall pay to Landlord, as Additional Rent, Tenant's pro rata share of Real Estate Taxes.
Insurance	<p>Tenant shall secure and maintain during the Lease Term, the following coverages: (i) commercial general liability insurance for the Premises having a combined single limit of not less than Two Million And No/100 Dollars (\$2,000,000) per occurrence and (ii) fire and extended coverage insurance on Tenant's furniture, trade fixtures, equipment, and merchandise in or on the Premises, in an amount acceptable to Tenant; provided, however, that Tenant may in its sole discretion self-insure said fire, extended and liability coverage.</p>
Tenant / Guarantor	US FOODS, INC.

(1) The details contained herein are confidential and have been obtained from the Lease Agreement. Marcus & Millichap has not made, and will not make, any investigation into the accuracy of the information contained herein. Buyer is responsible for verifying all information during their Due Diligence.



Walmart

Burlington

LOWE'S

La-Z-boy

BOB'S DISCOUNT FURNITURE

COSTCO WHOLESALE

SPORTSMANS WAREHOUSE

US. CHEF'S STORE FOODS GREAT FOOD. WHOLESALe PRICES. SUBJECT PROPERTY

PET SMART

Michaels

Guitar Center

SAVON FURNITURE

COLD STONE CREAMERY

Me-n-Ed's PIZZA PARLORS

ups

ASHOORI & C JEWELERS

BOOT BARN

OUTBACK STEAKHOUSE

Olive Garden ITALIAN KITCHEN

LUCKY X STRIKE ENTERTAINMENT

dd's DISCOUNTS

McDonald's

Pollo Loco

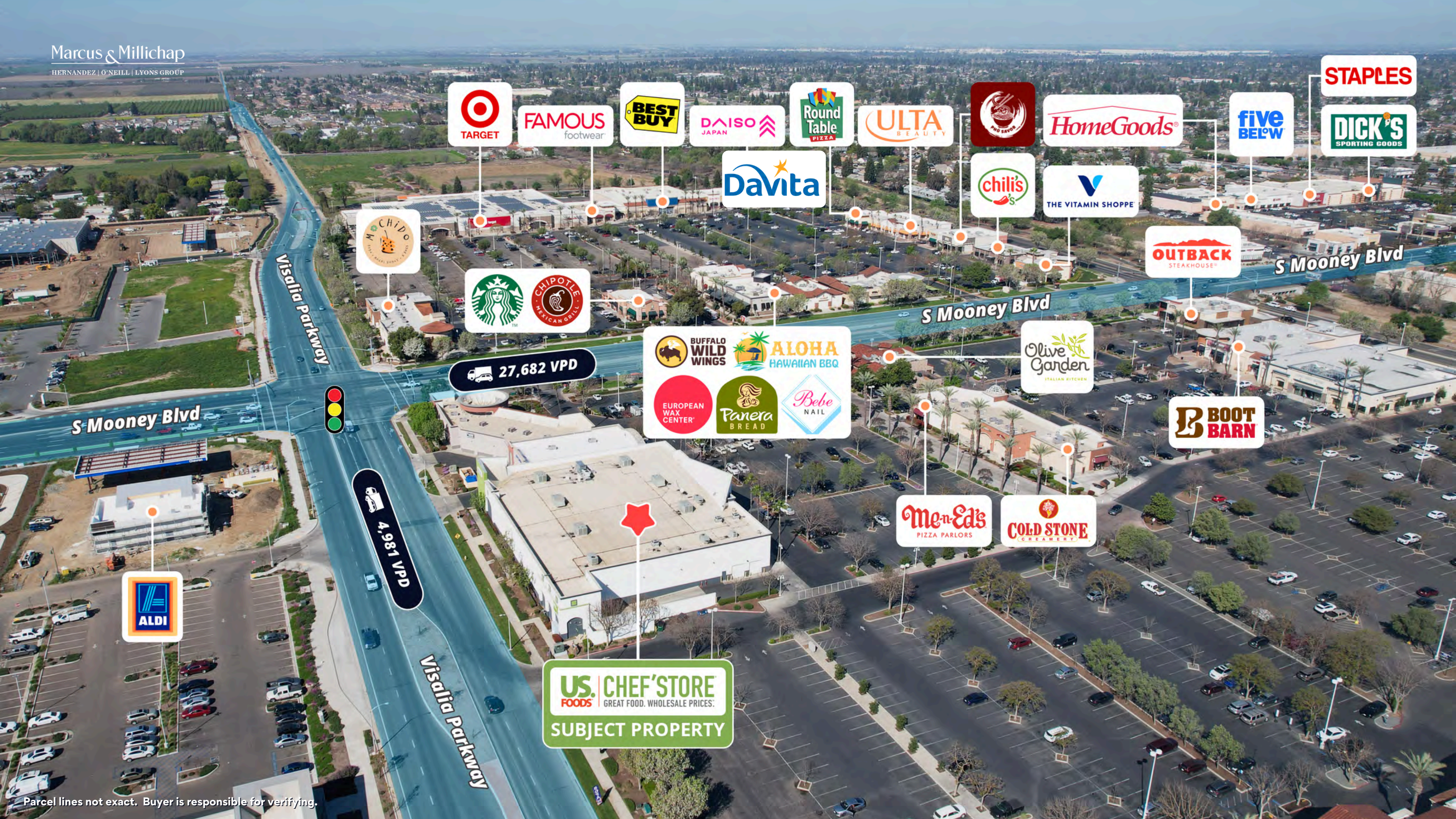
LESLIE'S

S Money Blvd

Visalia Parkway

27,982 VPD

4,981 VPD



FAMOUS footwear



DAISO JAPAN



ULTA BEAUTY



HomeGoods



STAPLES



Davita



THE VITAMIN SHOPPE



OUTBACK STEAKHOUSE

S Mooney Blvd

Visalia Parkway

27,682 VPD



ALOHA HAWAIIAN BBQ

Olive Garden ITALIAN KITCHEN

S Mooney Blvd



BOOT BARN

4,981 VPD



Me-n-Ed's PIZZA PARLORS

COLD STONE CREAMERY



US. CHEF'S STORE FOODS GREAT FOOD. WHOLESALE PRICES. SUBJECT PROPERTY

PROPERTY PHOTOS



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THE HOME DEPOT

SPROUTS FARMERS MARKET

HOBBY LOBBY **SKECHERS**

Marshalls. **AT&T**

BARNES & NOBLE **DAVE'S HOT CHICKEN** **MOUNTAIN MIKE'S PIZZA** **RUSH BOWLS**

BURGER KING **Raising Cane's CHICKEN FINGERS** **SEPHORA**

CVS pharmacy

WinCo FOODS

DICK'S SPORTING GOODS **Sizzler** **five BELOW**

HomeGoods **STAPLES**

Sinclair **WELLS FARGO** **TACO BELL** **AMERICA'S TIRE** **crumbl cookies**

27,682 VPD

TARGET **BEST BUY**

BUFFALO WILD WINGS **ALOHA HAWAIIAN BBQ** **Starbucks**

EUROPEAN WAX CENTER **Panera BREAD** **Bebe NAIL** **Round Table PIZZA**

4,981 VPD

US CHEF'S STORE **SUBJECT PROPERTY**

Costco WHOLESALE **LOWE'S** **UPS**

Guitar Center **BOB'S DISCOUNT FURNITURE** **La-Z-boy**

Michael's **SPORTSMAN'S WAREHOUSE**

SAVON FURNITURE **PET SMART**

OUTBACK STEAKHOUSE **Me-n-Ed's PIZZA PARLORS** **Olive Garden ITALIAN KITCHEN**

COLD STONE CREAMERY **ASHOORI & C JEWELERS** **BOOT BARN**

Visalia Parkway

S Mooney Blvd

Visalia Parkway

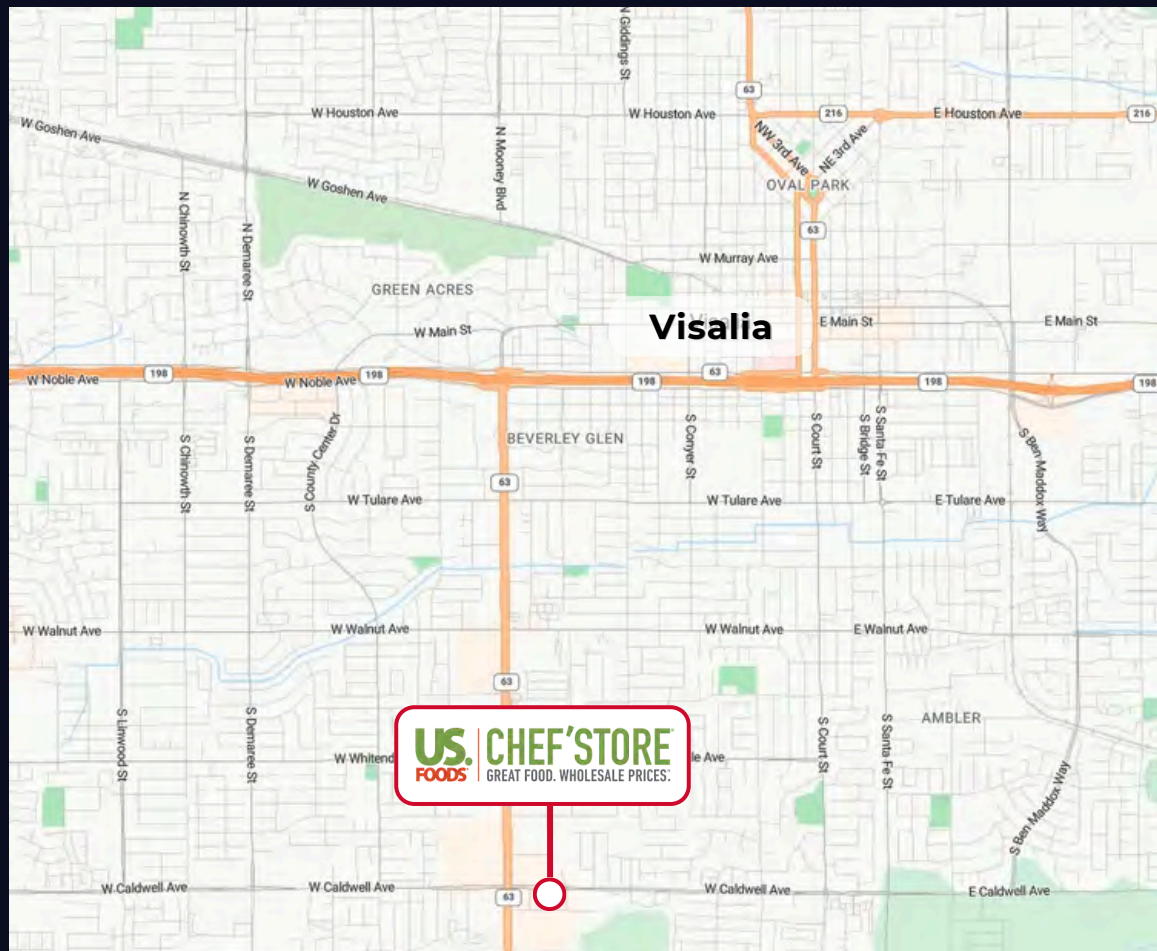
S Mooney Blvd

S Mooney Blvd

VISALIA, CALIFORNIA OVERVIEW



REGIONAL MAP



Visalia, California (Central Valley Region of California)

Visalia, California, is a vibrant and fast-growing gateway city in the heart of the San Joaquin Valley—California’s agricultural powerhouse in the Central Valley region. As the county seat of Tulare County, Visalia (population ~146,000–148,500 in 2025–2026) blends small-city charm with big economic muscle, sitting just 42 miles southeast of Fresno and minutes from the foothills of the Sierra Nevada. The city serves as a modern hub and primary entry point to Sequoia and Kings Canyon National Parks, earning it the nickname “Gateway to the Sequoias.”

With over 300 sunny days a year and a strategic location along Highway 198 and 99, Visalia delivers an authentic Central Valley lifestyle where opportunity, nature, and community converge. The local economy is anchored by agriculture and food processing—Tulare County ranks among the nation’s most productive farming regions, with dairy, citrus, nuts, grapes, and olives driving billions in output—while diversifying rapidly into healthcare, logistics, advanced manufacturing, and tourism.

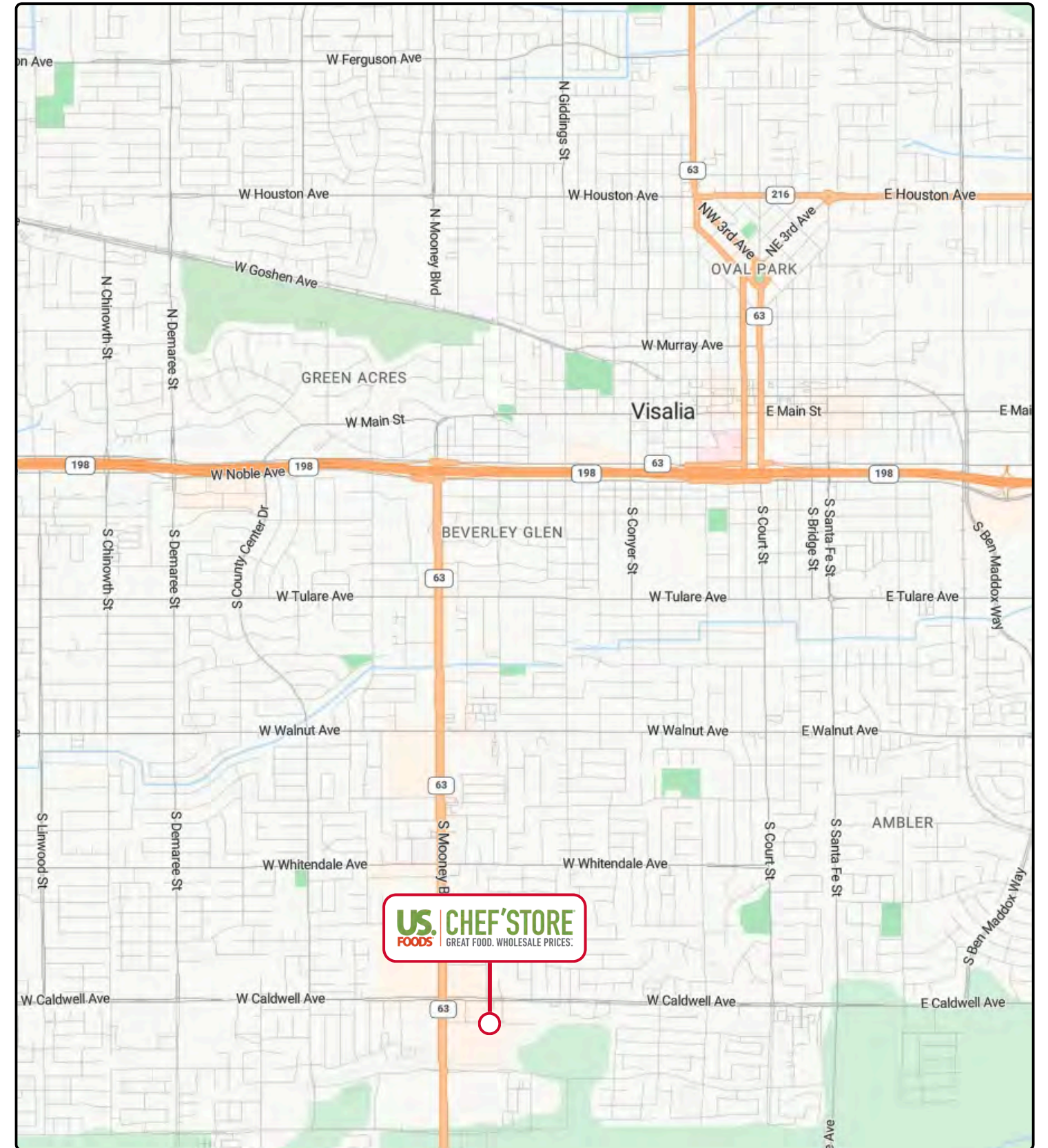
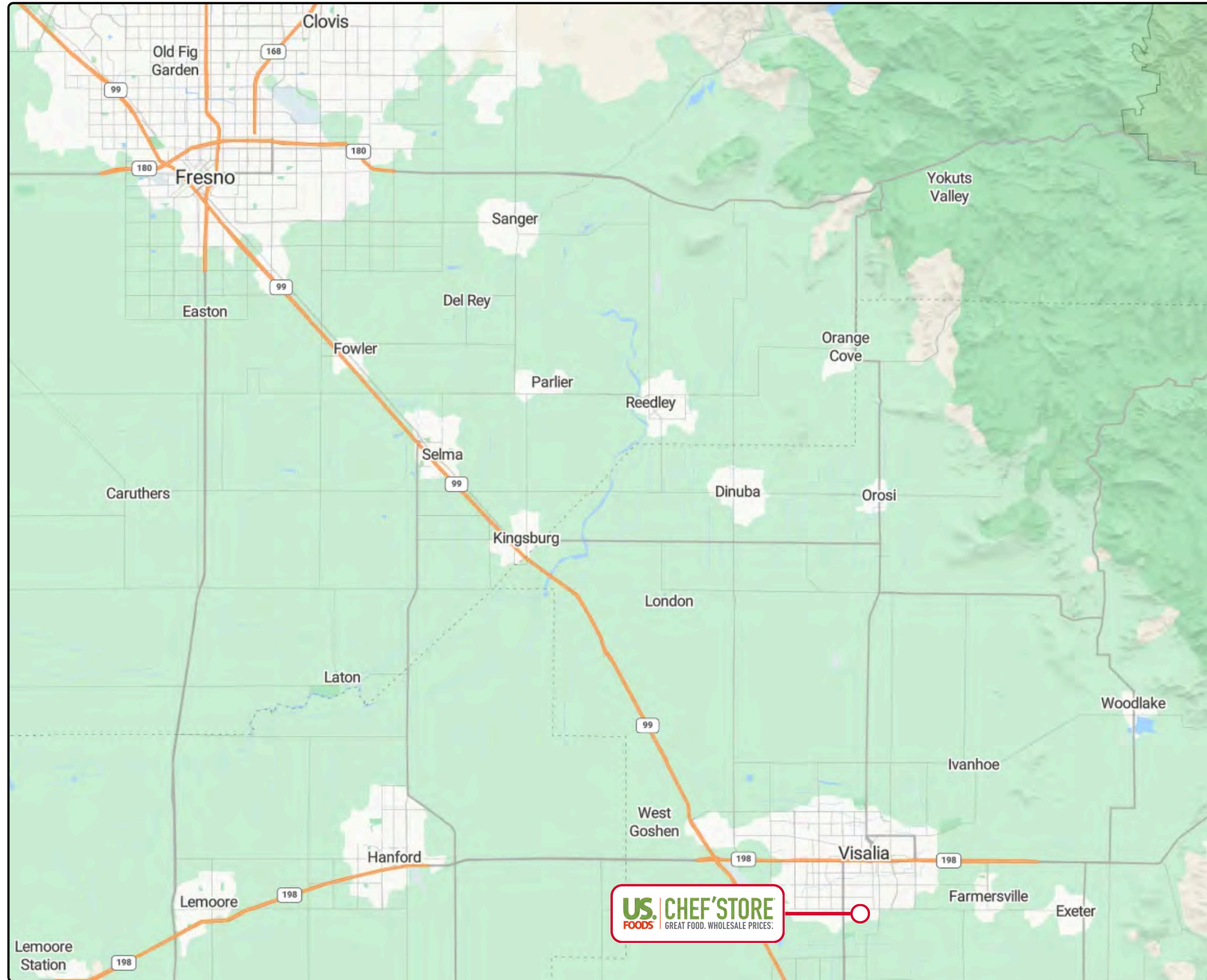
Top employers in the region include Kaweah Health (one of the region’s largest healthcare systems), Visalia Unified School District, College of the Sequoias, Tulare County government, Walmart Distribution, and major agribusiness players. Healthcare and social assistance employ over 10,000 people, making it the single largest industry. Higher education plays a vital role, led by the College of the Sequoias (a major community college with its main Visalia campus offering transfer and career-technical programs), plus Fresno Pacific University’s Visalia Regional Campus and San Joaquin Valley College.

Visalia’s tourist appeal is magnetic, drawing visitors year-round as the ideal basecamp for exploring two of America’s most iconic national parks. Highlights include the world’s largest tree—the General Sherman Tree—dramatic Moro Rock vistas, Crystal Cave tours, and endless hiking, stargazing, and snowshoeing in Sequoia & Kings Canyon. Closer to home, Mooney Grove Park, the Tulare County Museum, the lively downtown with its microbrewery district, and seasonal orchard blooms on the nearby Blossom Trail add cultural and recreational depth. In 2024 alone, tourism injected over \$626 million into Tulare County, supporting thousands of jobs and cementing Visalia’s reputation as a surprising destination that pairs world-class natural wonders with genuine Central Valley hospitality.

Demographics	1 Mile	3 Miles	5 Miles
2025 Avg. Household Income	\$90,626	\$98,631	\$106,430
2025 Median Household Income	\$76,003	\$82,172	\$87,151
2025 Population	8,319	70,342	162,712
2025 Number of Households	2,952	24,893	53,619
Median Home Value	\$320,680	\$353,151	\$376,108
Total Specified Consumer Spending	\$94.2M	\$807.8M	\$1.80B

Sources: Costar.com, google.com, grok.com. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to demographics and regional information are approximate. Buyer is responsible for verifying during the due diligence process and bears all risk for any inaccuracies.

REGIONAL MAP





Actual location

US. CHEF'S STORE
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