

PRIME DRIVE-THRU FAST FOOD / RETAIL OPPORTUNITY

50910 Seminole Drive • Cabazon, California 92230

OFFERING PRICE **\$1,900,000**

Former Burger King Facility | Existing Drive-Thru | Adjacent to Cabazon Dinosaurs



A Ready-Made Drive-Thru Platform at the Cabazon Gateway

02 | OPPORTUNITY SNAPSHOT

Existing QSR infrastructure, interstate access and a high-recognition visitor setting combine in one freestanding commercial opportunity.

\$1.90MM

OFFERING PRICE

~3,521 SF

STANDALONE QSR BUILDING

1998

YEAR BUILT

I-10

IMMEDIATE FREEWAY ACCESS

100,000+

REPORTED I-10 ADT

THE INVESTMENT CASE

50910 Seminole Drive is a second-generation QSR asset positioned at the Cabazon exit along Interstate 10. The property combines a recognizable freestanding restaurant format with existing drive-thru circulation and a location designed to capture traveler, family-tourism and regional retail demand.

Existing operating platform

The source memorandum describes a former Burger King configuration with an established drive-thru lane, customer-facing service area, restaurant-oriented kitchen infrastructure and on-site parking. This creates a focused pathway for QSR, beverage, coffee or convenience operators, subject to their independent inspection and approvals.

Why this setting performs

The property sits beside the Cabazon Dinosaurs attraction and near the Desert Hills / Morongo visitor cluster. The combination of highway access and destination demand creates multiple potential customer occasions throughout the day.



Aerial view of the subject building, existing drive-thru configuration and Interstate 10 corridor.

QSR

Re-brand or reopen in a known drive-thru format.

BEVERAGE

Serve commuter and traveler demand.

ADAPTIVE RETAIL

Pursue a convenience-led repositioning.

Configured for High-Visibility, High-Throughput Use

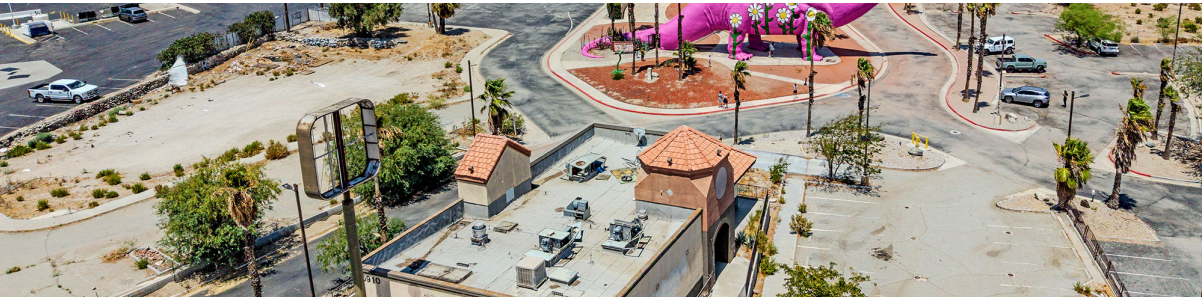
The site is already built around the customer flow and functional infrastructure expected of a freeway-oriented restaurant pad.



Customer-facing elevation with the adjacent dinosaur attraction visible beyond the site.

Drive-thru continuity
Dedicated circulation, stacking and service orientation support an existing drive-thru operating model.

Freestanding profile
A standalone building and surface parking create a clear visual identity along Seminole Drive.



PROPERTY PROFILE

- ADDRESS** 50910 Seminole Drive, Cabazon, CA 92230
- OFFERING PRICE** \$1,900,000
- APN** 519-190-031
- BUILDING AREA** Approximately 3,521 SF | One-story standalone building
- ASSET TYPE** Fast Food / Highway Commercial Retail
- CURRENT FORMAT** Former Burger King with drive-thru and dine-in seating
- ACCESS** Surface parking and direct ingress / egress from Seminole Drive
- SITE CONTEXT** Immediate pad adjacent to Cabazon Dinosaurs Park

ROUTE-TO-VALUE

- National QSR re-branding**
Leverage the existing restaurant format and driveway configuration for a quick-service re-opening concept.
- Coffee or breakfast superhub**
Convert the drive-thru experience for early-day, commuter and cross-desert travel demand.
- EV / quick-bite combination**
Pair food-and-beverage utility with charging or a complementary secondary-pad strategy.

The Cabazon Exit: Where Interstate Travel Meets Destination Traffic

04 | LOCATION & DEMAND ENGINE

A strategic gateway position connects the property to I-10 travelers, iconic roadside tourism and the area's established retail and entertainment draws.



Provided location graphic showing the subject, I-10 access and direction to Morongo Casino.

A FIRST-VIEW COMMERCIAL POSITION

The source memorandum positions the property directly off the Interstate 10 off-ramp and as a prominent early commercial stop along Seminole Drive. The location enables an operator to address both freeway travel and the destination-oriented activity surrounding the exit.

Cabazon Dinosaurs | Immediate neighbor

A highly recognizable family attraction that frames the subject as part of a unique roadside visitor environment.

Desert Hills Premium Outlets | ~1.5 miles

The source memorandum identifies the center as a major luxury-outlet destination with more than 180 designer-brand outlets.

Morongo Casino, Resort & Spa | ~2 miles

A regional hospitality and gaming destination identified in the source memorandum as a 24-hour traffic generator.

CORRIDOR POSITIONING

Interstate access. Destination traffic. Immediate visual recognition.

Reported I-10 exposure of 100,000+ average daily vehicles is sourced from the original memorandum and should be independently verified.

A Distinctive Roadside Setting for a Next-Generation Operator

05 | VISUAL CONTEXT & CONCEPTS

The site's physical format and memorable surroundings create a platform for concepts that benefit from visibility, convenience and family-travel demand.



Aerial perspectives of the I-10 approach, tourist attraction, subject building and surrounding commercial corridor.



The subject's freestanding presence and adjacency to the iconic Cabazon Dinosaurs setting.

QSR RE-BRANDING

A proven restaurant footprint that can be evaluated for franchise or independent quick-service repositioning.

COFFEE & BEVERAGE

An opportunity to align drive-thru convenience with early-morning and traveler demand.

CONVENIENCE + CHARGING

A potential hybrid program focused on dwell time, quick food-and-beverage service and EV amenities.

Illustrative Economics with a Clear Path to Evaluation

The following source-provided scenarios are illustrative only and are designed to frame potential leasing or redevelopment approaches.

\$60.00

ILLUSTRATIVE RENT / SF / YEAR

\$211,260

ILLUSTRATIVE SCENARIO A NOI

\$270,000

ILLUSTRATIVE SCENARIO B NOI

ILLUSTRATIVE LEASING & CASH FLOW

SCENARIO A | SINGLE-TENANT QSR

BASE RENT \$60.00 / SF / Year NNN

ESTIMATED NOI \$211,260

VALUE @ 5.50% ~\$3,840,000

VALUE @ 6.00% ~\$3,520,000

SCENARIO B | EXPANSION CONCEPT

PRIMARY QSR PAD \$195,000 / yr

SECONDARY PAD / EV \$75,000 / yr

PROJECTED NOI \$270,000 / yr

Illustrative underwriting only

The financial scenarios are reproduced from the source offering memorandum to demonstrate potential leasing and repositioning concepts. They are not an appraisal, valuation opinion, forecast or representation of actual or future income.



DILIGENCE PROCESS

Qualified principals and brokers may request access to the Virtual Data Room. The source memorandum references architectural floor plans, a site parcel map and drive-thru stack layout, and environmental / title materials.

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