

YAS CHICKEN

225 E MAIN STREET | WESTFIELD, MA

**OFFERED
FOR SALE**

\$1,990,000 | 7.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Yas Chicken located in Westfield, Massachusetts. This 2,728 SF asset sits in the major retail node of Westfield, and is complemented with submarket co-tenants such as The Home Depot, Walmart, Ocean State Job Lot, and TJMaxx. The property benefits from its signalized location along E Main Street (14,930 VPD) and Mainline Drive.

Yas Chicken executed a long-term 15 -year NNN lease in 2024, with rent commencing in March of 2025 and store opining on track for Q4 2025. The lease features 12.5% rent escalations every 5 years and throughout its one (1), ten (10) year renewal option. Yas Chicken will be paying \$149,184 with the next escalation in March 2030. This unique offering presents an excellent opportunity to acquire a stable, completely passive investment for an investor.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	3/1/2025 - 2/28/2030	\$149,184
Base Rental Increase	3/1/2030 - 2/28/2035	\$167,832
Base Rental Increase	3/1/2035 - 2/28/2040	\$188,811
Option 1	3/1/2040 - 2/28/2045	\$212,412
Option 1 cont.	3/1/2045 - 2/28/2050	\$238,963

NOI	\$149,184
CAP RATE	7.50%
LIST PRICE	\$1,990,000



ASSET SNAPSHOT

Tenant Name	Yas Chicken
Address	225 E Main Street, Westfield, MA
Building Size (GLA)	2,728 SF
Land Size	0.59 AC
Year Renovated	2025
Guarantor	Yas Chicken 8+ Locations
Lease Type	Absolute NNN
Landlord Responsibilities	NONE
Lease Expiration Date	2/28/2040
Remaining Term	15 Years
NOI	\$149,184





NEWLY CASTED 15-YEAR LEASE

Yas Chicken executed a new 15-year lease providing surety of cash flow and long-term, desirable commitment



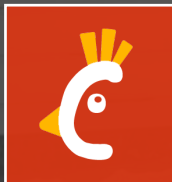
ZERO LANDLORD RESPONSIBILITIES

Abs NNN lease affords zero landlord responsibilities and completely passive income stream



ATTRACTIVE RENTAL INCREASES

The lease features 12.5% rent increases every 5 years including the option period, providing a hedge against inflation



RELIABLE & ESTABLISHED OPERATOR

Established restaurateur is the guarantor behind the lease, providing a 10-year personal guarantee with 6 months rolling thereafter. Lease also calls for tenant reported sales



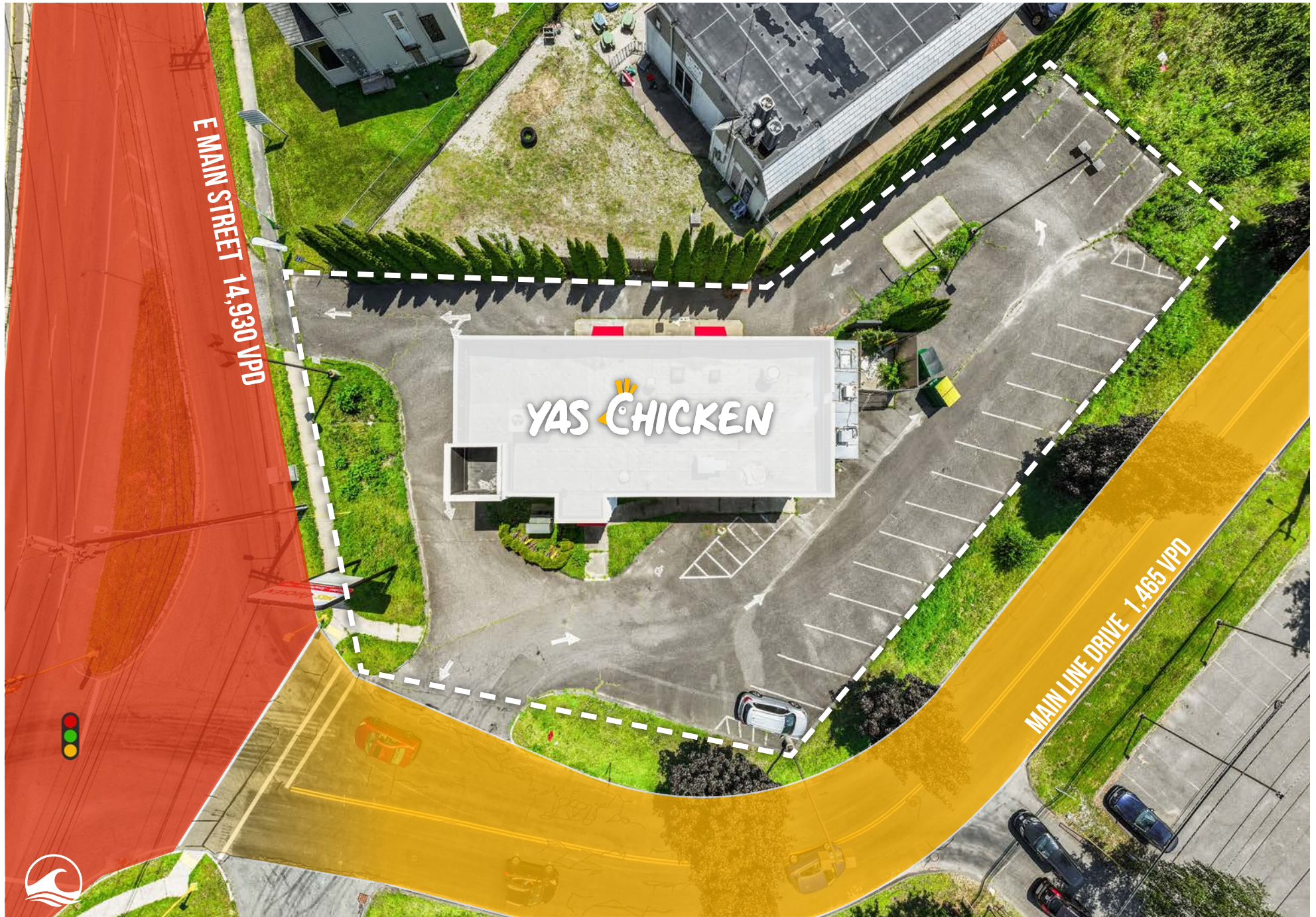
PRIME POSITIONING WITH STRONG SUBMARKET CO-TENANCY

The asset sits in the primary retail node of Westfield, home to national tenants Home Depot, Walmart, Ocean State Job Lot, TJMaxx, and Aldi



PROPOSED \$3B DATA CENTER

Westfield is the subject of a proposed 2.7M SF data center and would be the largest complex in the state, which bodes well for service-oriented tenancy





3 MILES

34,080

PEOPLE

\$106,494

AHHI

5 MILES

69,943

PEOPLE

\$115,079

AHHI

SPRINGFIELD
8 MILESWalmart
Supercenter

2.9M VISITS LAST 12 MONTHS
5/47 IN MA (91%)
434/3,879 NATIONAL (88%)

LITTLE RIVER CENTER
O'Reilly AUTO PARTS
DUNKIN' MATTRESS
FIVE GUYS FIRM

WESTFIELD SHOPS
Big Y
FUNZ
TRAMPOLINE PARK
ANYTIME FITNESS
DOLLAR TREE

Ninety Nine

Firestone

CVS

McDonald's

KFC

PeoplesBank

WESTGATE PLAZA
PET SMART
five BELOW
Ocean State JOB LOT
TJ-maxx
ALDI

757.1K VISITS
1/38 IN MA (TOP PERFORMING LOCATION)
14/1,079 IN US (TOP 98%)

Starbucks

Advance Auto Parts

TOWN FAIR TIRE

CHASE

Valvoline

AutoZone

TACO BELL

TINY TOES
LEARNING CENTER

YAS CHICKEN
225 E MAIN STREET | WESTFIELD, MA

MAIN LINE DRIVE 1,465 VPD

E MAIN STREET 14,930 VPD

10

ST. MARY'S
HIGH SCHOOL

Aaron's
FULFILLMENT
CENTER

CVS

WESTFIELD

Walgreens

STOP &
SHOP

Westfield State University, located in Westfield, Massachusetts, is a public institution with a student enrollment of approximately 4,700. Founded in 1839, Westfield State offers a broad range of undergraduate and graduate programs, with some of the most popular majors being criminal justice, education, business management, psychology, and nursing. The university's location in Western Massachusetts provides students with a blend of suburban and rural experiences, along with access to major cities like Springfield and Boston. Westfield State is also recognized for its emphasis on community engagement and affordability, making it a solid choice for students seeking a well-rounded and career-focused education.

10 MINUTE
DRIVE TIME

4,700+
STUDENTS

MAIN STREET

AutoZone

Valvoline

Starbucks

CHASE

Firestone

THE HOME
DEPOT

CHIPOTLE

E MAIN STREET 14,930 VPD

THE
SALVATION
ARMY

WESTFIELD
MIDDLE SCHOOL

UNITED STATES
POSTAL SERVICE

Big Y

WESTGATE PLAZA
PET SMART five
BELW
Ocean State
JOB LOT TJ-maxx
ALDI

WESTFIELD SHOPS
Big Y FUNZ
TRAMPOLINE PARK
ANYTIME FITNESS
DOLLAR TREE

LITTLE RIVER CENTER
O'Reilly AUTO PARTS
DUNKIN' MATTRESS
FIVE GUYS FIRM

Walmart
Supercenter

planet
fitness

YAS CHICKEN

225 E MAIN STREET | WESTFIELD, MA

WESTFIELD, MA

Westfield, Massachusetts, is a city with a population of approximately 41,000 residents. Located in Hampden County, it is situated about 10 miles west of Springfield, making it part of the Springfield Metropolitan Statistical Area. Westfield has experienced moderate economic growth, with a focus on manufacturing, retail, and education, with major employers such as the Westfield School District and Stanley Black & Decker. The city is home to a strong manufacturing base, including aerospace and defense industries, as well as a growing service sector. Westfield's proximity to Springfield provides residents and businesses with access to additional economic opportunities, including healthcare, education, and regional transportation hubs. The city is also known for its parks, recreational opportunities, and its historical significance in Western Massachusetts.

Yas Chicken is a fast-casual restaurant chain known for serving delicious, flavor-packed chicken dishes. The brand focuses on providing high-quality, juicy chicken with a variety of seasoning options, including mild, spicy, and signature sauces. In addition to fried chicken, Yas Chicken offers a range of menu items, such as chicken sandwiches, tenders, wraps, and salads, catering to a diverse range of tastes. The restaurant's modern, inviting atmosphere aims to create a quick yet satisfying dining experience for customers. Yas Chicken prides itself on using fresh ingredients, ensuring that each dish is made to order with care and attention to detail. The brand is rapidly expanding, with multiple locations opening across different regions, bringing its signature chicken flavors to more communities. Known for its commitment to quality and customer satisfaction, Yas Chicken is quickly becoming a popular choice for chicken lovers.



2021
FOUNDED



LYNN, MA
HEADQUARTERS



10-YEAR PERSONAL & 6-MONTHS ROLLING
GUARANTEE



FIVE
LOCATIONS



SPRINGFIELD
● 8 MILES

HARTFORD
● 25 MILES

LYNN
MASSACHUSETTS

LAWRENCE
MASSACHUSETTS

PROVIDENCE
RHODE ISLAND

BURLINGTON
MASSACHUSETTS

BROCKTON
MASSACHUSETTS

#6 **CHELSEA**
MASSACHUSETTS

#7 **WESTFIELD**
MASSACHUSETTS



LEASE ABSTRACT

LESSEE	Yas Chicken			
LAND	0.59 AC			
LEASE TERM	15 Years			
RENT COMMENCEMENT DATE	March 1, 2025			
EXPIRATION DATE	February 28, 2040			
BASE RENT	Period (Lease Years)	Annual	Monthly	PSF
Current Term	3/1/2025 - 2/28/2030	\$149,184	\$12,432	\$54.69
Base Rental Increase	3/1/2030 - 2/28/2035	\$167,832	\$13,986	\$61.52
Base Rental Increase	3/1/2035 - 2/28/2040	\$188,811	\$15,734	\$69.21
Option 1	3/1/2040 - 2/28/2045	\$212,412	\$17,701	\$77.86
Option 1 cont.	3/1/2045 - 2/28/2050	\$238,963	\$19,914	\$87.60
SECURITY DEPOSIT	\$12,432 with Landlord, as security for the full and faithful performance by Tenant of all of the terms, conditions and covenants of this Lease on Tenant's part to be performed, which sum shall be returned to Tenant following the expiration of the Lease Term			
SIGNATOR/GUARANTOR	228 East Main Street LLC			
RENEWAL TERM(S)	One (1), Ten (10) Year Option			
REQUIRED PARKING	None			
USE RESTRICTIONS	Tenant shall use and occupy the Premises only for a "YAS CHICKEN" restaurant serving specialty chicken meals, sandwiches, French fries, drinks, and other items generally served in a "YAS CHICKEN" restaurant, and for any uses incidental thereto.			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant shall timely pay the annual real estate taxes and assessments assessed and levied against the Premises on or before the due date directly to the City of Westfield.			
COMMON AREA EXPENSES	Tenant shall pay for all expenses associated with operating the property.			
REPAIRS & MAINTENANCE	Tenant shall, at Tenant's own expense, maintain, keep in good condition, repair and make replacements, foreseen and unforeseen, to the Premises, including, without limitation, the exterior of the building on the Premises (including, but not limited to, the roof, windows and doors) and interior of the building on the Premises (including, but not limited to, the plumbing system, the sprinkler system, if any, the heating system, the air conditioning system, if any, the electric system and any other system of the building on the Premises), and the driveways, parking areas, shrubbery and lawn on the Premises, and at the expiration or other sooner termination of the Lease Term, deliver them up in good order and condition and broom clean.			
UTILITIES	Tenant shall, at Tenant's own expense, obtain all utility services supplying the Premises, including but not limited to electricity, water, sewer, standby water for sprinkler, gas, telephone and all other utilities and other communication services, in its own name, effective as of the commencement of this Lease, and shall pay the cost directly to the applicable utility, including any fine, penalty, interest or cost that may be added thereto for non-payment thereof.			
INSURANCE	Tenant shall pay Landlord the annual premium for Landlord's Insurance for the 1st year in advance, and thereafter on the first (1st) day of each month, in advance, in a sum equal to one twelfth (1/12th) of the annual premium for Landlord's Insurance due and payable for the then-calendar year.			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall have the right to assign this Lease or further sublet all or any part of the Premises, subject to the consent of Landlord, which consent shall not be unreasonably withheld, delayed or conditioned.			
ESTOPPEL CERTIFICATE	Within ten (10) days after request from Landlord, Tenant shall execute, acknowledge and deliver to Landlord an estoppel certificate.			
HOLDING OVER	In the event Tenant continues in possession after expiration or termination of the Lease Term, the Tenant holding over shall be deemed to be a tenant from month to month only, upon the same terms and conditions as specified in this Lease, except that Fixed Annual Rent shall increase to one hundred fifty percent (150%) of the Fixed Annual Rent for the most recently expired year of the Lease Term.			

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Exclusively Offered By



PRIMARY DEAL CONTACTS

DANNY GRIFFIN

Vice President

781.635.2449

dgriffin@atlanticretail.com

ERIC SUFFOLETTO

Partner & Managing Director

508.272.0585

esuffoletto@atlanticretail.com

KENDRA DOHERTY

Analyst

857.400.1568

kdoherty@atlanticretail.com

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