



CARL'S JR.

3004 EAST STATE STREET
EAGLE, IDAHO 83616

CHAD MOORE

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direct 801.456.8801

[View Profile](#)



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PREPARED BY

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CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 3004 East State Street, Eagle, Idaho 83616. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY

ADDRESS	3004 East State Street, Eagle, Idaho 83616
PURCHASE PRICE	\$2,769,230
CAP RATE	5.20%
SQUARE FOOTAGE	3,906
LEASE	Carl's Jr.
PARCEL NUMBER	R9714000140
LAND SIZE	1.09 Acres
SITE CHARACTERISTICS	Site is located at hard corner of main signalized intersection of the Eagle Promenade Shopping Center
TRAFFIC COUNTS	34,523 Cars/day on State Street
3 MILE POPULATION	54,850
LEASE TERM	18 Years Remaining
RENT ESCALATIONS	7.5% Increases every 5 Years
LEASE RATE	\$144,000
LEASE TYPE	NNN
RENT COMMENCEMENT	At Closing
OPTION PERIODS	Four (5) Year Options
LANDLORD RESPONSIBILITIES	To Be Negotiated

\$ **\$2,769,230**
PURCHASE PRICE

% **5.20%**
CAP RATE

○ **100%**
OCCUPANCY



MOUNTAIN WEST
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MOUNTAIN WEST
COMMERCIAL REAL ESTATE

MOUNTAIN WEST
COMMERCIAL REAL ESTATE

55
IDAHO

THE HOME DEPOT

WinCo
FOODS

petco

State Street

12,500 cars/day

30,000 cars/day

FINISHINGS

MOUNTAIN WEST
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SITE

Horseshoe Bend Road

7,300 cars/day

Valvoline

MOUNTAIN WEST
SCHOOL
GNC
SportClips
J Nails & Spa
verizon

Cafe Crane
Idaho Liquor

SURE CLEAN
CAR WASH

Sinclair

Epic Shine

Freddy's
STEAKBURGERS

Arby's

TACO DEL MAR
VAPOR Lounge
Mobile
POSTAL ANNEX

COMMERCIAL TIRE

Carli's

NORTHWEST PETS

St Luke's
Medical Plaza

KeyBank

IMC
IDAHO MATERIALS
& CONSTRUCTION

SUN WEST
BANK

29,000 cars/day



SITE

THE VILLAGE
BIG A's
Marshall's
axiom
Gordmans
petco
GAP
OUTLET
Michaels
Pier Imports
Cinema West
NIKE FACTORY STORE
ULTA

MERIDIAN CROSSROADS
Walmart
PETSMART
SHOPKO
Office DEPOT
BED BATH & BEYOND
DOLLAR TREE
FAMOUS FOOTWEAR
ROSS
ZURCHERS
OLD NAVY

FRANKLIN TOWNE PLAZA
Cabela's
TJ-MAXX
Michaels
DSW
OfficeMax

WESTPARK TOWNE PLAZA
TARGET
DICK'S
ROSS
petco
3.00

THE PLANTATION
ROSS
DICK'S FOR LESS
3.00
D.B. BIG LOTS!
Western Home & Family Store

BOISE TOWNE SQUARE
JCPenney
macy's
NORDSTROM
KOHLS
Dillard's
sears
Furniture Row
FAMOUS FOOTWEAR
DAVID'S BRIDAL
PETS MARY
ULTA

THE FAMILY CENTER AT FEDERAL WAY
THE HOME DEPOT
Fred Meyer
petco
ROSS
BED BATH & BEYOND
DICK'S FOR LESS



State Street



34,523 cars/day

PHOTOS



TENANT PROFILE



TRADE NAME
Carl's Jr.

TOTAL LOCATIONS
3,664

FRANCHISEE
CJ STAR LLC

FRANCHISE LOCATIONS
65 (2017)

HEADQUARTERS
Carpinteria, California

WEBSITE
www.carlsjr.com

CARL'S JR. is an American-based fast food restaurant chain operated by CKE Restaurants Holdings, Inc., with locations primarily in the Western and Southwestern United States.

Carl Karcher (1917–2008) and his wife Margaret founded the predecessor of Carl's Jr. in 1941, starting as a hot dog cart in Los Angeles. In 1945, the Karchers moved the short distance to Anaheim, California, and opened their first full-service restaurant, Carl's Drive-In Barbeque. As the restaurant became successful, Carl expanded his business by opening the first two Carl's Jr. restaurants in Anaheim and nearby Brea in 1956. They were so named because they were smaller versions of Carl's original drive-in restaurant. That same year, the chain was officially renamed Carl's Jr. and the fast-food chain took off.

In 2016, Entrepreneur listed Carl's Jr. as #54 on their Top Franchise 500 list, which ranks the overall financial strength, stability, and growth rate for the top 500 franchisees in any field across the United States.

As of March 2018, CKE (the parent company of Carl's Jr. and Hardee's) has a total of 3,664 franchised or company-operated restaurants in 44 states and 38 foreign countries and U.S. territories.

CJ Star, LLC is one of the largest and most successful franchises in the Carl's Jr. system. They operate approximately 60 locations in Utah, Idaho, Washington and Wyoming.

John Nelson and Clayton Jones began their careers at Carl's Jr. in 1976 and 1978 respectively, as counter help while attending school. Both Nelson and Jones advanced through the corporate ranks as entry level management, Restaurant General Manager and then District Manager. Nelson became a Franchisee of Carl's Jr. in 1992 operating locations in Freemont, CA. Jones soon followed and left corporate to join Nelson's franchise company in 1998, to open and develop the Boise, ID market. The two continued to grow the franchise with the additions of CJ Star in 2006 and CJ East in 2011.



AREA INFORMATION

EAGLE, ID

Eagle is a uniquely beautiful, friendly and family-oriented community nestled in the Boise foothills. The historic country setting, of some 26,930 citizens, offers a rich assortment of amenities for residents, businesses and visitors making it the place to live, work and play.

The surprisingly mild climate encourages outdoor activities year-round. Visitors can enjoy fly fishing in the spectacular Boise River, strolling or biking along the Boise River greenbelt on over 12 miles of trails, golfing on one of four beautiful courses, whitewater kayaking on the Payette River, mountain biking on our world-class bike park jointly operated with Ada County with more than 85 acres of trails and a BMX track, and water skiing on any of the many reservoirs and parks. If that's not enough, great snow skiing and snowboarding are just an hour away!

TOP COMPANIES IN THE BOISE METRO AREA

COMPANY	EMPLOYEES
ST. LUKES REGIONAL MEDICAL CENTERS	7400-7500
MICRON TECHNOLOGY	5900-6000
ST. ALPHONSUS REGIONAL MEDICAL CENTERS	3400-3500
WAL-MART	2800-2900
HEWLETT-PACKARD CO.	1800-1900
J.R. SIMPLOT COMPANY	1800-1900
ALBERTSONS	1800-1900
WINCO	1400-1500
WELLS FARGO BANK	1400-1500

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2017 Total Population	4,795	54,850	150,559
2022 Total Population	5,252	60,097	165,870
2010-2016 Annual Growth Rate	3.08%	1.48%	1.98%
2016-2021 Annual Growth Rate	1.84%	1.84%	1.96%
2017 Median Age	43.7	41.2	37.8
2017 Male Population (Esri) (%)	49.26%	48.96%	48.98%
2017 Female Population (Esri) (%)	50.72%	51.04%	51.02%
Daytime Population			
2017 Total Daytime Population	4,096	47,258	126,559
Workers	1,455	18,255	46,882
Residents	2,641	29,003	79,677
2017 Total Businesses	179	1,864	4,517
2017 Total Employees	1,270	18,139	47,693
Household Summary			
2017 Households	1,804	20,980	55,984
2022 Total Households	1,979	22,986	61,394
2010-2016 Annual Growth Rate	3.15	1.51	1.84
2016-2021 Annual Growth Rate	1.87	1.84	1.86
2017 Average Household Size	2.66	2.61	2.68
Income Summary			
2017 Average Household Income	\$90,786	\$92,307	\$83,374
2022 Average Household Income	\$100,899	\$101,609	\$92,486
2017 Median Household Income	\$66,777	\$70,277	\$61,608
2022 Median Household Income	\$74,502	\$76,637	\$66,870
2017 Per Capita Income	\$35,969	\$34,790	\$31,324
2022 Per Capita Income	\$40,043	\$38,231	\$34,588