



ACTUAL SITE PHOTOS



CHICK-FIL-A & FUDDRUCKERS | NET LEASED OFFERING
1740-1750 TRAVIS BLVD, FAIRFIELD, CA

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

This is a rare opportunity to purchase a multi-tenant investment opportunity that includes a national credit tenant providing a corporate guarantee from Chick-Fil-A – one of the nation’s strongest franchise chains with over 2,000 restaurants and over \$7.9 Billion in revenue (2017) and also includes a double drive-thru. This prime passive investment also includes a brand new 10 year lease to Fuddruckers’s, a frontrunner of the high end premium burger brand that has been franchised owned and operated for over 34 years. Fuddruckers opened the first Northern California location in 1984 and it has become an iconic brand in the area ever since, spanning 3 generations. The Fairfield Fuddruckers franchisee ownership (operating for over 30 years), currently operates 6 additional Fuddruckers restaurants: Concord (1984), Walnut Creek (1997), Dublin (2001), Emeryville (2003), Union City (2001) and Lake Oswego, Oregon (1986). In conjunction with Fuddruckers, DNA Brewing Co., formally known as Blue Frog Brewing Co, has been brewing high quality craft beers in this Fairfield location for over 15 years.



INVESTMENT HIGHLIGHTS

.....
MULTI-TENANT NET LEASED OFFERING
.....

.....
100% FEE SIMPLE INTEREST
.....

.....
MINIMAL LANDLORD OBLIGATIONS
.....

.....
SCHEDULED INCREASES IN RENT
.....

.....
EASY ACCESS AND EXCELLENT VISIBILITY
.....

.....
PROMINENT REGIONAL MALL OUTPARCEL LOCATION
.....

.....
#1 ARTERIAL FROM I-80 IN THE CITY OF FAIRFIELD
.....

.....
HEAVILY TRAFFICKED LOCATION - 47,200 VPD ON TRAVIS
.....

OFFERING SPECIFICATIONS

.....
PRICE \$6,580,000
.....

.....
CAP RATE 5.00%
.....

.....
NET OPERATING INCOME \$329,490
.....

.....
SQUARE-FOOTAGE 14,267 in 2 spaces
.....

.....
LAND AREA 2.0 AC
.....

.....
MARKET BAY AREA
.....

FINANCIAL SUMMARY

CHICK-FIL-A & FUDDRUCKERS | NET LEASED OFFERING

1740-1750 TRAVIS BLVD, FAIRFIELD, CA

\$6,580,000

5.00% CAP

FUDDRUCKERS LEASE SUMMARY

TENANT NAME	FAIRFIELD CORNERSTONE
SQUARE FOOTAGE	9,837
LEASE BEGINS	CLOSE OF ESCROW
LEASE ENDS	10 YRS FROM COE
ANNUAL RENT	\$180,000
OPTIONS	TWO, 5 YEAR
INCREASES	10% EVERY 5 YEARS

CHICK-FIL-A LEASE SUMMARY

TENANT NAME	CHICK-FIL-A
SQUARE FOOTAGE	4,530
LEASE BEGINS	FEBRUARY 1, 2011
LEASE ENDS	JANUARY 31, 2026
ANNUAL RENT	\$149,490
OPTIONS	THREE, 5 YEAR AND ONE, 4 YEAR AND 11 MONTHS
INCREASES	10% EVERY 5 YEARS

TENANT OVERVIEW

FUDDRUCKERS

Franchisee owned and operated for over 34 years and positioned as the leader of the High End Premium Burger brands. Famous for it's fresh baked buns, high quality burgers, exotics such as ostrich, buffalo, and elk along with it's signature "Build Your Own" produce bar.

Fuddruckers opened the first Northern California location in 1984 and it has become an iconic brand in the area ever since, spanning 3 generations and 34 years. The Fairfield Fuddruckers franchisee ownership (operating for over 30 years), currently operates 6 additional Fuddruckers restaurants: Concord (1984), Walnut Creek (1997), Dublin (2001), Emeryville (2003), Union City (2001) and Lake Oswego, Oregon (1986).



223
LOCATIONS



PRIVATELY
HELD

TENANT OVERVIEW

CHICK-FIL-A

Chick-fil-A is an American fast food restaurant chain headquartered in the city of College Park, Georgia, specializing in chicken sandwiches. Founded in May 1946, it operates more than 2,200 restaurants, primarily in the United States. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu for special events.

The chain's origin can be traced to the Dwarf Grill (now the Dwarf House), a restaurant opened by S. Truett Cathy, the chain's former chairman and CEO, in 1946. The restaurant is located in Hapeville, Georgia, a suburb of Atlanta, and is near the location of the now-demolished Ford Motor Company Atlanta Assembly Plant, for many years a source of many of the restaurant's patrons.

In 1961, after 15 years in the fast food business, Cathy found a pressure-fryer that could cook the chicken sandwich in the same amount of time it took to cook a fast-food hamburger. Following this discovery, he registered the name Chick-fil-A, Inc. The company's trademarked slogan, "We Didn't Invent the Chicken, Just the Chicken Sandwich," refers to their flagship menu item, the Chick-fil-A chicken sandwich.

The first Chick-fil-A opened in 1967, in the food court of the Greenbriar Mall, in a suburb of Atlanta. During the 1970s and early 1980s, the chain expanded by opening new franchises in suburban malls' food courts. The first freestanding franchise was opened April 16, 1986, on North Druid Hills Road in Atlanta, Georgia, and the company began to focus more on this type of franchise than on the food court type. Although it has expanded outward from its original geographic base, most new restaurants are located in Southern suburban areas. In October 2015, the company opened a three-story 5,000-square-foot restaurant in Manhattan that became the largest free-standing Chick-fil-A in the country at that time. As of 2016, the chain has approximately 1,950 locations. It also has 31 drive-through-only locations. Chick-fil-A also can be found at universities, hospitals, and airports through licensing agreements.

Since 1997, the Atlanta-based company has been the title sponsor of the Peach Bowl, an annual college football bowl game played in Atlanta on New Year's Eve. Chick-fil-A also is a key sponsor of the SEC and the ACC of college athletics.

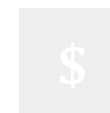
The company expanded for the first time outside of the United States by opening an outlet at the Calgary International Airport in Calgary, Alberta, Canada in May 2014. This restaurant is located near the departure area for flights bound for the United States. However, as with its American locations, it is closed Sundays and Christmas Day (it is, however, open on what would be Thanksgiving Day in America; as Thanksgiving Day is celebrated the month prior in Canada).



2,200+
LOCATIONS



1,000 +
EMPLOYEES



PRIVATELY
HELD

LOCATION AERIAL

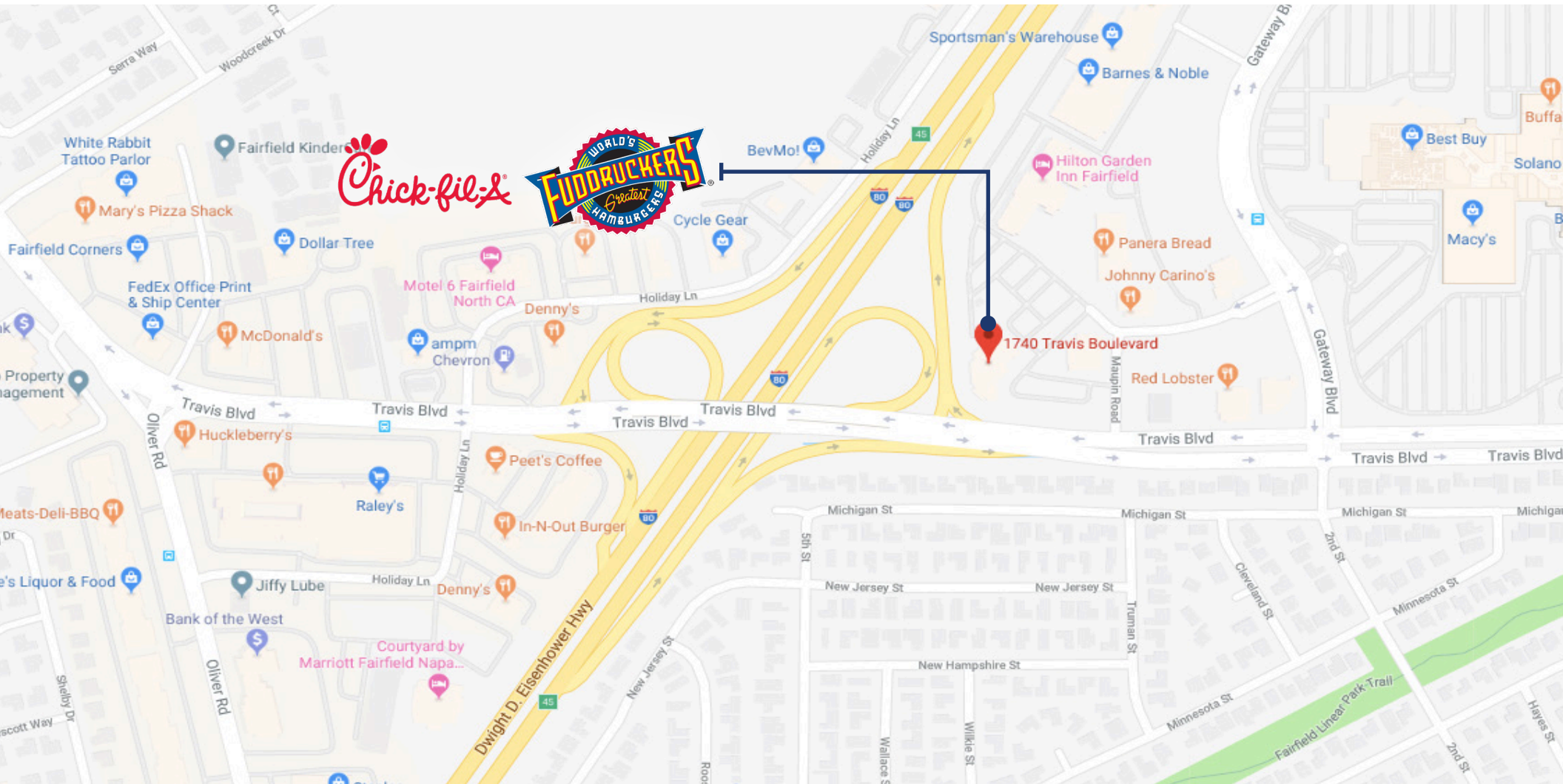


SITE PLAN



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,553	90,644	123,140
NUMBER OF HOUSEHOLDS	5,925	30,596	41,390
AVERAGE HOUSEHOLD INCOME	\$75,083	\$78,732	\$90,124
MEDIAN AGE	37.60	36.80	37.30



AREA OVERVIEW

FAIRFIELD, CALIFORNIA

Fairfield is a city in, and the county seat of, Solano County, California, in the North Bay sub-region of the San Francisco Bay Area. It is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 40 miles from the city center of both cities, approximately 40 miles from the city center of Oakland, less than 19 miles from Napa Valley, 16 miles from the Carquinez Bridge, and 14 miles from the Benicia Bridge. Fairfield was founded in 1856 by clippership captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

It is the home of Travis Air Force Base and the headquarters of Jelly Belly. With a population of 108,321 at the 2010 census, it is slightly smaller in population than Vallejo. Other nearby cities include Suisun City, Vacaville, Rio Vista, Benicia, and Napa.

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

5,925

30,596

41,390

TOTAL POPULATION

17,553

90,644

123,140

PERSONS PER HOUSEHOLD

2.90

2.90

3.00

AVERAGE HOUSEHOLD INCOME

\$75,083

\$78,732

\$90,124

AVERAGE HOUSE VALUE

\$322,271

\$331,339

\$352,061

AVERAGE AGE

37.60

36.80

37.30

WHITE

11,412

52,578

69,058

BLACK

2,643

16,196

21,379

AM. INDIAN & ALASKAN

294

1,413

1,743

ASIAN

1,580

11,718

19,149

HAWAIIAN & PACIFIC ISLAND

266

1,266

1,675

OTHER

1,358

7,473

10,137



FAIRFIELD | CALIFORNIA



The Kase Group

WWW.THEKASEGROUP.COM

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