

FOR SALE

THE HABIT BURGER GRILL
2671 Countryside Dr.
Turlock, CA 95380

INTERO

A Berkshire Hathaway Affiliate

Commercial



AVAILABLE SF: **3,047**



PRICING: **\$3,099,000**

DAN GLUHAICH

Realtor®

LICENSE | 00963076

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✉ | dgluhaich@interorealestate.com

📍 | Morgan Hill

2671



	PARCEL NUMBER	088-027-003-000		ZONING	Commercial
	ACREAGE	35,458 SF		YEAR BUILT	2017
	NOI	\$140,500		PRICE PER SF	\$46.83

PROPERTY DESCRIPTION:

The Habit Burger Grill boasts over 200 locations with a projected 2019 revenue of over \$460million. This is an excellent opportunity to own a net lease deal with minimal landlord obligations. This site includes 31 parking spaces. The Turlock submarket is one of the fastest growing MSA's in California. This area has experience steady growth over the last 25 years. The Habit Burger Grill is part of the 1.1 million sq ft Monte Vista Crossings Shopping Center which consists of a dynamic mix of 69 regional and national retail stores. Retail stores include Lowes, Target, Kohl's, Home Depot, Bed Bath and Beyond, T.J.Maxx, Safeway, Dick's Sporting Goods and many more retailers.

PROPERTY HIGHLIGHTS:

- 15 Year Lease NNN No Landlord Responsibility
- Constructed in 2017
- Part of 1.1 Million SF Monte Vista Crossings Shopping Center
- Corporate Lease from The Habit Burger Grill
- Scheduled Rental Increases

LEASE OVERVIEW

	SF	Term	Annual Rent	Price PSF	Monthly Rent	Monthly PSF
The Habit Restaurants LLC	3,047	3/15/17- 3/14/32 1-5 year	1-5 year \$140,500	\$46.11	\$11,708	\$3.84
			6-10 year \$157,060	\$51.54	\$13,088	\$4.30
			11-15 year \$175,600	\$57.63	\$14,633	\$4.80

- Lease Note: Bump every 5 years.
- 2 – 5 Year Options to Extend

PROPERTY PHOTOS



EXECUTIVE SUMMARY

Dan Gluhaich is pleased to present The Habit Burger Grill a 15 year NNN lease. Scheduled increases within the initial term and during the two - 5 year options.





PROPERTY PHOTOS



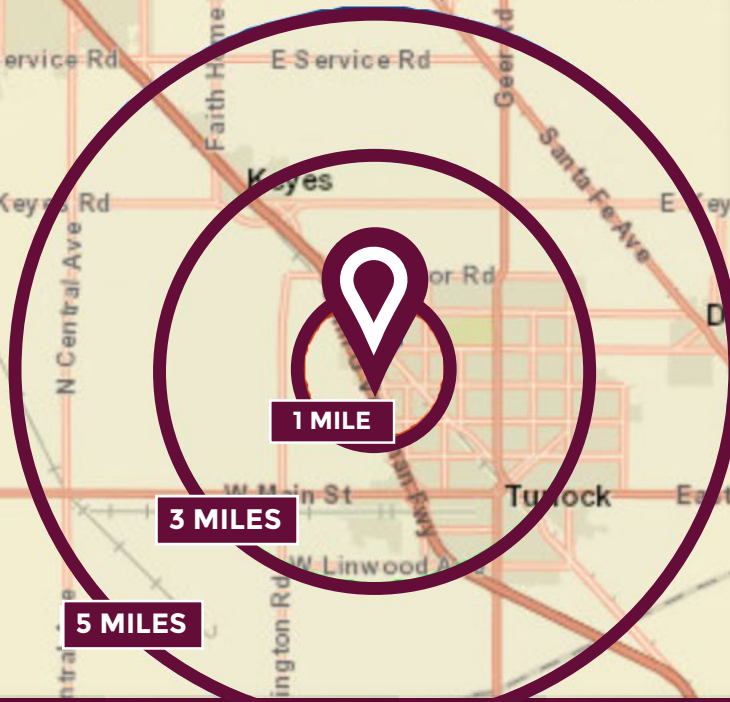
LOCATOR MAP



TRADE MAP



DEMOGRAPHICS



In the heart of California's Central Valley, Turlock is the second largest city in Stanislaus County with a population which has grown steadily from 13,992 in 1970 to over 70,000 today. Home of California State University Stanislaus (CSUS), Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living.

2019 Summary	1 Mile	3 Miles	5 Miles
Population	10,146	63,625	93,396
Households	3,424	21,126	30,418
Families	2,387	15,217	22,596
Average Household Size	2.96	2.95	3.02
Owner Occupied Housing Units	1,788	10,674	16,849
Renter Occupied Housing Units	1,636	10,452	13,568
Median Age	32.7	33.7	34.2
Median Household Income	\$63,931	\$58,729	\$60,568
Average Household Income	\$75,711	\$77,831	\$80,306

2024 Summary	1 Mile	3 Miles	5 Miles
Population	10,527	65,669	96,592
Households	3,537	21,781	31,400
Families	2,463	15,689	23,325
Average Household Size	2.97	2.96	3.03
Owner Occupied Housing Units	1,863	11,121	17,557
Renter Occupied Housing Units	1,673	10,660	13,843
Median Age	33.4	34.8	35.4
Median Household Income	\$74,358	\$68,621	\$70,512
Average Household Income	\$87,615	\$90,482	\$93,056

5 MILE KEY FACTS

93,396

Population



Average Household Size

34.2

Median Age

\$80,306

Average Household Income

BUSINESS



2,744

Total Businesses



29,925

Total Employees

INCOME



\$60,568
Median Household Income



\$26,222
Per Capita Income



\$82,652
Median Net Worth

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CONTACT



DAN GLUHAICH

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