
Burger King - 4960 Auburn Blvd, Sacramento, CA 95841

\$2,353,000 | 4.25% CAP



Absolute Net Lease | 13.5 Years of Firm Term Remaining | First Burger King in Sacramento | Major Remodel in 2013 | Continuous Operation Since 1974 | Tenant pays % Rent

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retailwest  **SPRUCE**
COMMERCIAL REAL ESTATE

Offering Memorandum

Retail West and Spruce Commercial Real Estate (“Agent”) has presented this Offering Memorandum to assist the recipient in evaluating the Retail property (“the Property”), at **4960 Auburn Blvd, Sacramento, CA**, and it is intended for your use only. This Memorandum is of a proprietary and confidential nature. This material contains brief, selected information pertaining to the Property and shall not be considered all-inclusive or unchanged since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied.

The information has been received from sources believed to be reliable but is not guaranteed. Agent disclaims all liabilities in connection with any inaccuracies or incompleteness. The Buyer should independently verify each item of information and have the same reviewed by its tax advisor and/or legal counsel.

The Buyer agrees that (a) the materials are of a highly confidential nature and will be held in the strictest confidence or shall be returned to Agent upon request; (b) the Buyer shall not contact any property manager, employee or tenant of the Property regarding the enclosed materials or the Property, without prior approval of Agent.

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Executive Summary

Retail West and Spruce Commercial Real Estate are pleased to offer for sale this single tenant Burger King Location. Built as the first Burger King in the Sacramento MSA, this site has been in continuous operation since 1974. A major remodel of the property was completed in 2013. Approximately 13.5 years of primary term remain on the Absolute Net lease. The tenant is an experienced operator with over 20 Burger King franchises in California and Nevada.

Benefiting from over 160,000 residents with a 3 mile radius of the store and over 40,000 vehicles a day passing through the intersection of Auburn blvd and Madison avenue, the site enjoys healthy sales volumes and the tenant has been paying gross rent for many years. A new owner will benefit from the Absolute Net structure of the lease and and more then 13 years of primary term. The base lease term is significantly below market for a drive thru site in Northern California and an owner is likely to realize additional upside when the lease does expire.

Property Summary

Address: 4960 Auburn Blvd, Sacramento, CA 95841

APN #228-0232-021-0000

Building SF: 3,069 SF with Drive-Thru

Parcel Size Per Assessor: 36,154 SF

Zoning: General Commercial (GC)

Year Built: 1974/ Remodeled 2013



Investment Overview

Price: \$2,353,00

NOI: \$100,000

CAP: 4.25%

Type of Ownership: Fee Simple

Lease Structure: Absolute NET

Primary Term Remaining: 13.5 Years

Highlights

- Lease extended in 2013
- Absolute Net Lease Structure
- Drive Thru Site
- Low Base Rent
- In continuous operation since 1974
- Major Remodel in 2013 (\$550,000)
- 159,367/377,118 people within a 3/5 mile radius
- 0.06 mi from American River College, approximately 30,000 students enrolled every spring and fall
- First Burger King in Sacramento MSA
- Tenant pays % rent
- 13.5 years of primary term remaining
- Experienced operator with over 20 locations
- No options



Lease Summary

Lease Commencement Date: October 23rd, 2010 (latest lease)

Occupancy Date: 1974

Primary Term Expiration: December 31, 2033

Options: None

Lease Structure: Absolute Net

Rent Schedule

Current Base Rent: \$84,000

Base Rent: 10/23/20 - 10/22/25 - \$90,000

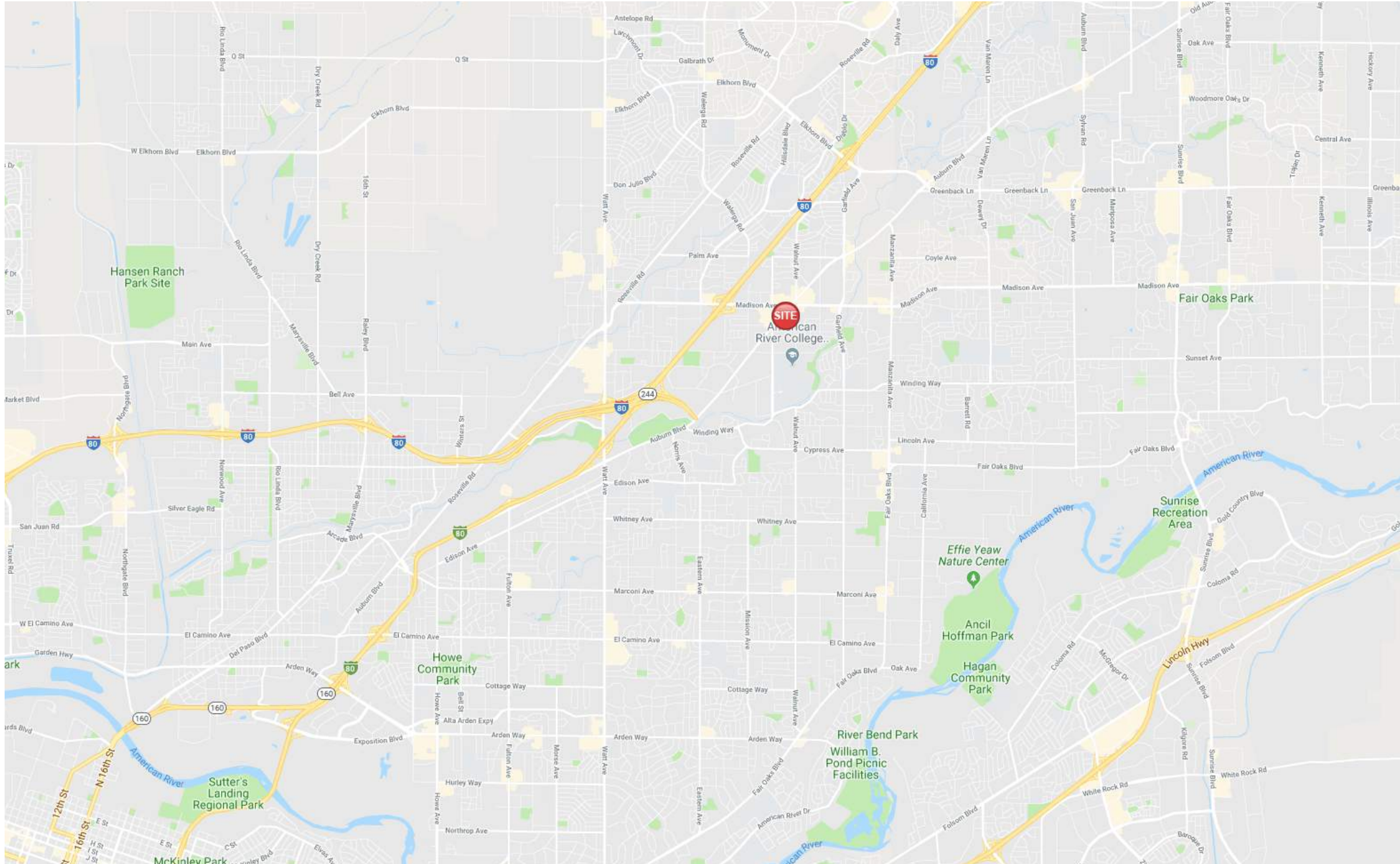
Base Rent: 10/23/25 - 12/31/33 - \$96,000

Percentage Rent Breakpoint: 8.5% of sales

Current percentage rent payments of approximately \$20,000 annually

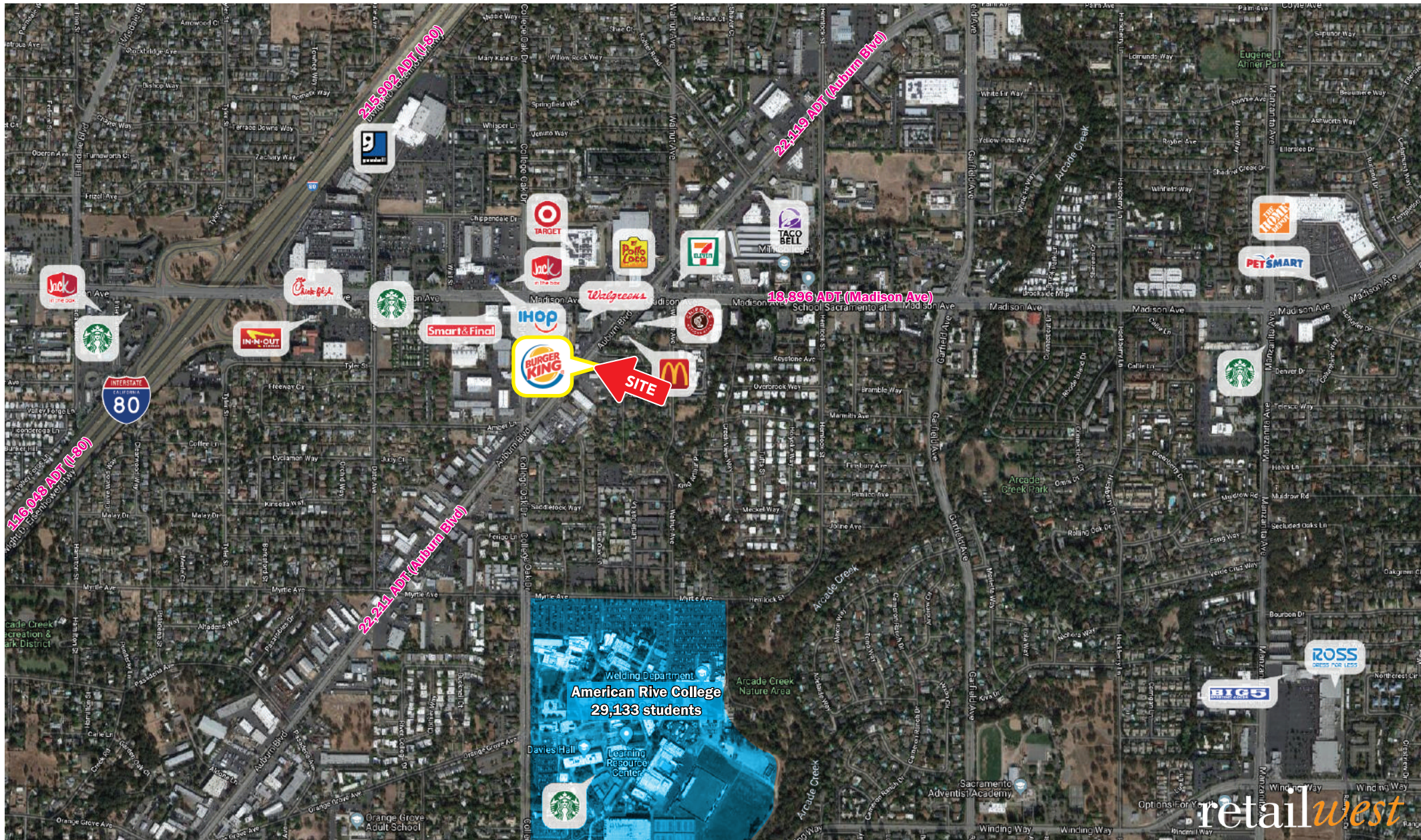


SACRAMENTO



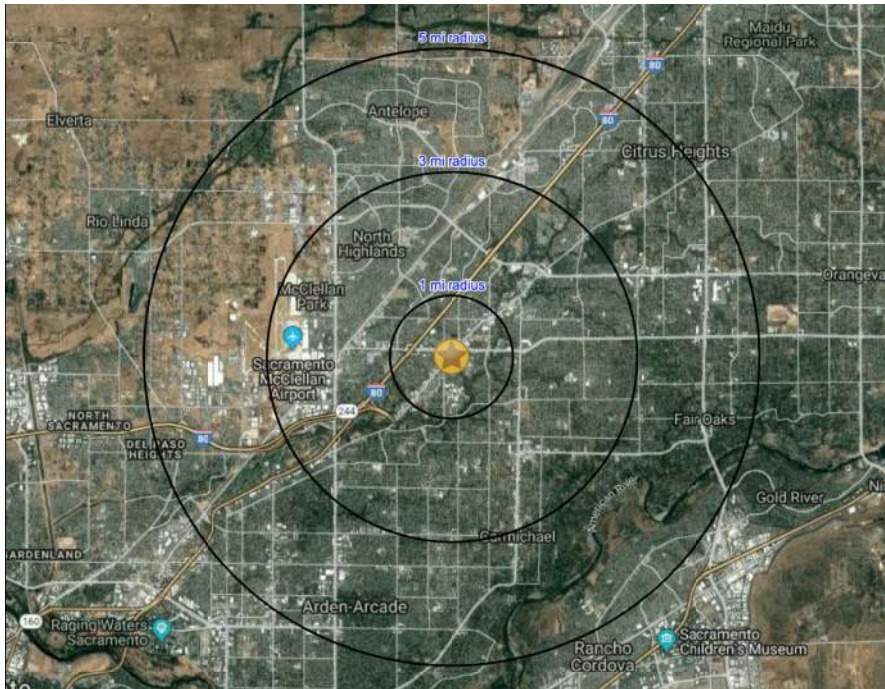
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SURROUNDING RETAIL



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DEMOGRAPHICS



4960 Auburn Blvd

Sacramento, CA 95841

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	20,272	159,367	377,118
	2024 Projected Population	21,364	167,937	397,019
	2010 Census Population	18,343	147,946	351,800
	2000 Census Population	19,374	150,509	347,186
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	0.2%	0.3%	0.5%
	2019 Median Age	35.7	38.4	38.2
HOUSEHOLDS	2019 Estimated Households	8,114	61,211	143,069
	2024 Projected Households	8,376	63,153	147,429
	2010 Census Households	7,386	57,180	134,260
	2000 Census Households	7,916	58,781	134,818
	Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	0.1%	0.2%	0.3%
RACE AND ETHNICITY	2019 Estimated White	65.2%	68.8%	68.3%
	2019 Estimated Black or African American	12.1%	8.9%	8.2%
	2019 Estimated Asian or Pacific Islander	6.5%	6.4%	7.9%
	2019 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.1%
	2019 Estimated Other Races	14.9%	14.8%	14.6%
	2019 Estimated Hispanic	18.5%	19.2%	18.9%
INCOME	2019 Estimated Average Household Income	\$61,612	\$73,925	\$81,020
	2019 Estimated Median Household Income	\$52,600	\$59,480	\$63,766
	2019 Estimated Per Capita Income	\$24,721	\$28,481	\$30,817
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.4%	4.1%	4.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.6%	5.5%
	2019 Estimated High School Graduate	29.0%	28.1%	26.9%
	2019 Estimated Some College	29.2%	28.1%	27.6%
	2019 Estimated Associates Degree Only	11.2%	10.3%	10.3%
	2019 Estimated Bachelors Degree Only	14.5%	15.9%	17.0%
	2019 Estimated Graduate Degree	7.4%	7.9%	8.4%
BUSINESS	2019 Estimated Total Businesses	970	5,523	12,955
	2019 Estimated Total Employees	8,414	44,383	100,173
	2019 Estimated Employee Population per Business	8.7	8.0	7.7
	2019 Estimated Residential Population per Business	20.9	28.9	29.1

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