



RED ROBIN - JANESVILLE, WI

2430 Humes Road , Janesville, WI 53545

Exclusively listed by:

MICHAEL MARZINSKE

Senior Advisor

612.428.7184

mikem@encorereis.com

In conjunction with:

RENEE WURZELBACHER

Bang Realty – Wisconsin, Inc.

milw@bangrealty.com

RED ROBIN - JANESVILLE, WI

2430 Humes Road | Janesville, WI 53545

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
RETAIL MAP	4
AERIAL MAP	5
REGIONAL MAP	6
LEASE PAGE	7
TENANT PROFILE	8
DEMOGRAPHICS MAP & REPORT	9
BACK PAGE	10

RED ROBIN - JANESVILLE, WI

2430 Humes Road | Janesville, WI 53545

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS
List Price:	\$2,640,000	Lease Type:	Absolute Net*	<ul style="list-style-type: none">• Brand New 5-Year Lease Extension• 8-Years Now Remaining On The Lease• Large 1.6 Acre Site• Located On The Hard Signaled Corner Of Lexington Drive & Humes Road• Direct Visibility To Over 30,000 VPD• Surrounded By Dozens Of National Retailers Including Target, Menards, Home Depot, Walmart, Sam's Club, Festival Foods, National Tire & Battery, McDonald's, Starbucks And Many More• Janesville Is The 10th Most Populous City In The State Of Wisconsin• Janesville Is Located 75 Miles Southwest Of Milwaukee And 100 Miles Northwest Of Chicago
NOI:	\$185,000	Taxes / Insurance / CAM:	Tenant	
Cap Rate:	7.0%	Roof / Structure:	Tenant*	
Land Acreage:	1.6 Acres	Term Remaining:	8 Years	
Year Built:	2003	Original Lease Term:	15 Years	
Building Size:	4,738	Commencement Date:	5/19/2008	
Price / SF:	\$557.20	Current Term Expiration:	5/31/2028	
		Options:	2-5-Year	
		Increases:	+10%	
		Guarantor:	Corporate	

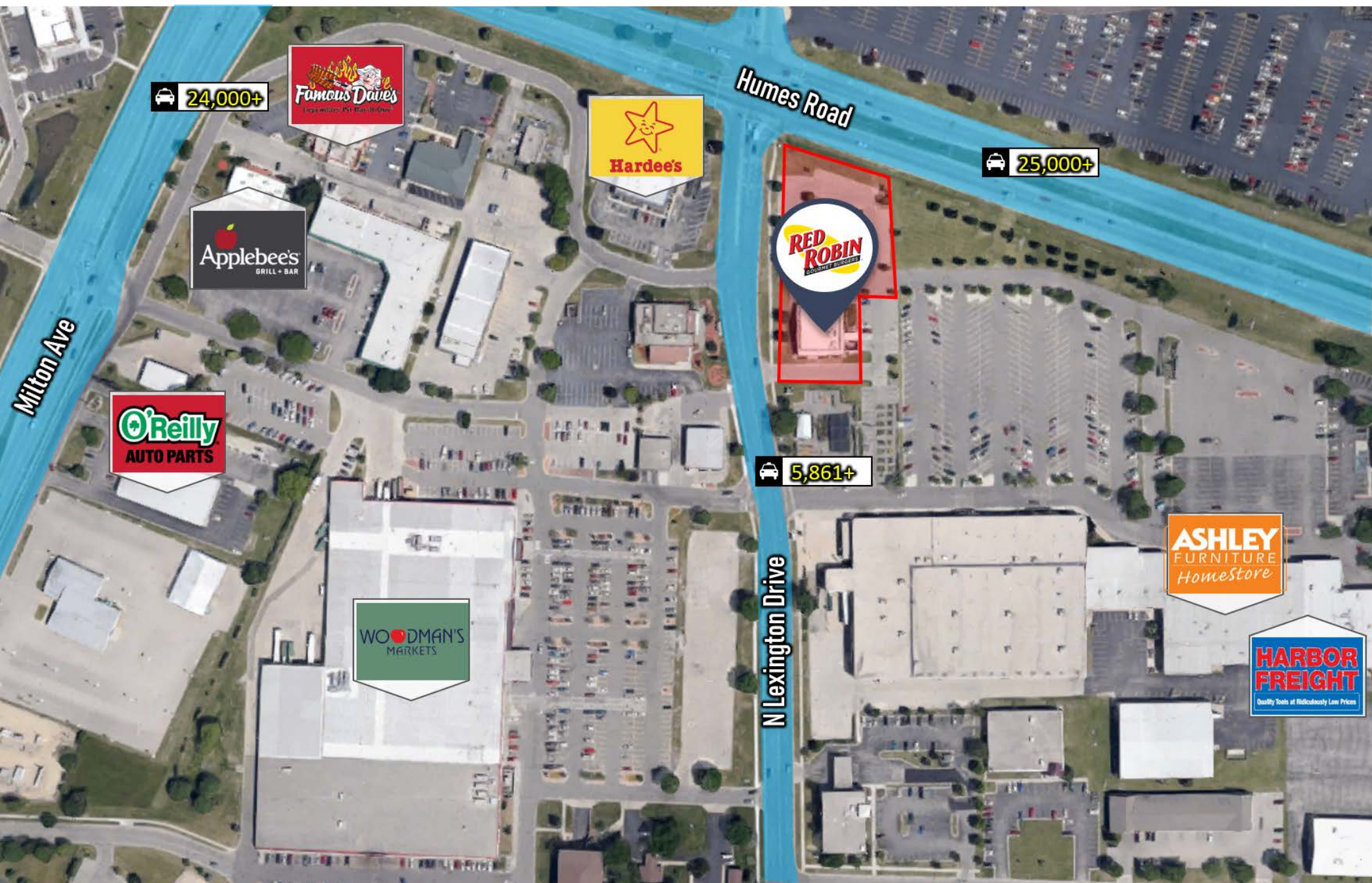
RETAIL



Humes Road

Milton Ave





24,000+



25,000+



5,861+





ARTICLE 6
REPAIRS AND MAINTENANCE

Section 6.1 Except as otherwise provided in Section 6.2, below, Tenant, at its sole cost and expense, shall maintain the Demised Premises and each part thereof, structural and non-structural, interior and exterior, in good order and condition, ordinary wear and tear and damage by casualty excepted. Subject to the terms and conditions of Article 5, if and as applicable, Tenant shall make any necessary Repairs thereto, interior and exterior, whether extraordinary, foreseen or unforeseen but subject to the casualty and condemnation provisions of this Lease. When used in this Article 6, the term “Repairs” shall include all replacements, renewals, alterations, additions and betterments necessary for Tenant to properly maintain each Demised Premises in first class good order condition and in compliance with all applicable Laws.

Section 6.2 From the Commencement Date through the tenth (10th) anniversary thereof (the “10th Anniversary”), Tenant shall, at Tenant’s sole cost and expense, make all necessary repairs and/or replacements to the structural elements and exterior surfaces of the Premises including, but not limited to, the roof of the Premises, roof covering and membrane (including interior ceiling and coverings if damaged by leakage), the major components of the heating, ventilation and air conditioning system servicing the Premises, and all necessary structural repairs to the walls, concrete slab, footings, and foundations of the Premises (collectively, “Capital Repairs”). Tenant will maintain records of all of the Capital Repairs in accordance with its ordinary business practices and will provide copies of same to Landlord upon request. From and after the 10th Anniversary, including any Option Periods, Landlord shall make all Capital Repairs in excess of \$10,000 (“Landlord Capital Repairs”) and Tenant shall continue, at Tenant’s sole cost and expense, to make all Capital Repairs costing \$10,000 or less. All Landlord Capital Repairs shall be amortized over the useful life of the Capital Repairs, in accordance with generally accepted accounting principals, and Tenant shall thereafter reimburse Landlord on a monthly basis, as Additional Rent hereunder, for the amortized cost of such Capital Repair accruing during the Term hereof, including any Option Periods.

RED ROBIN - JANESVILLE, WI

2430 Humes Road | Janesville, WI 53545

TENANT PROFILE



OVERVIEW

TENANT HIGHLIGHTS

- Publicly Traded Company On The NASDAQ: RRGB
- Headquartered in Greenwood Village, CO
- There Are 562 Red Robin Restaurants Across 43 States

TENANT OVERVIEW

Red Robin Gourmet Burgers and Brews, or simply Red Robin, is an American chain of casual dining restaurants founded in September 1969 in Seattle, Washington. In 1979, the first franchised Red Robin restaurant was opened in Yakima, Washington. Red Robin is now headquartered in Greenwood Village, Colorado, and, as of 2020, has 562 locations, including 463 that are company-owned and 99 that are franchised.

The original Red Robin stood at the corner of Furhman and Eastlake Avenues E. in Seattle, at the southern end of the University Bridge. This building dated from 1940 and was first called Sam's Tavern. The owner, Sam, sang in a barbershop quartet and could frequently be heard singing the song "When the Red, Red Robin (Comes Bob, Bob, Bobbin' Along)". He liked the song so much that he eventually changed the name to Sam's Red Robin.

In 1969, local Seattle restaurant entrepreneur Gerry Kingen bought the restaurant and expanded it. The business dropped the "Sam's" and simply became Red Robin. The first restaurant was 1,200 sq ft (110 sq m). It was a favored hangout for University of Washington students.

RED ROBIN - JANESVILLE, WI

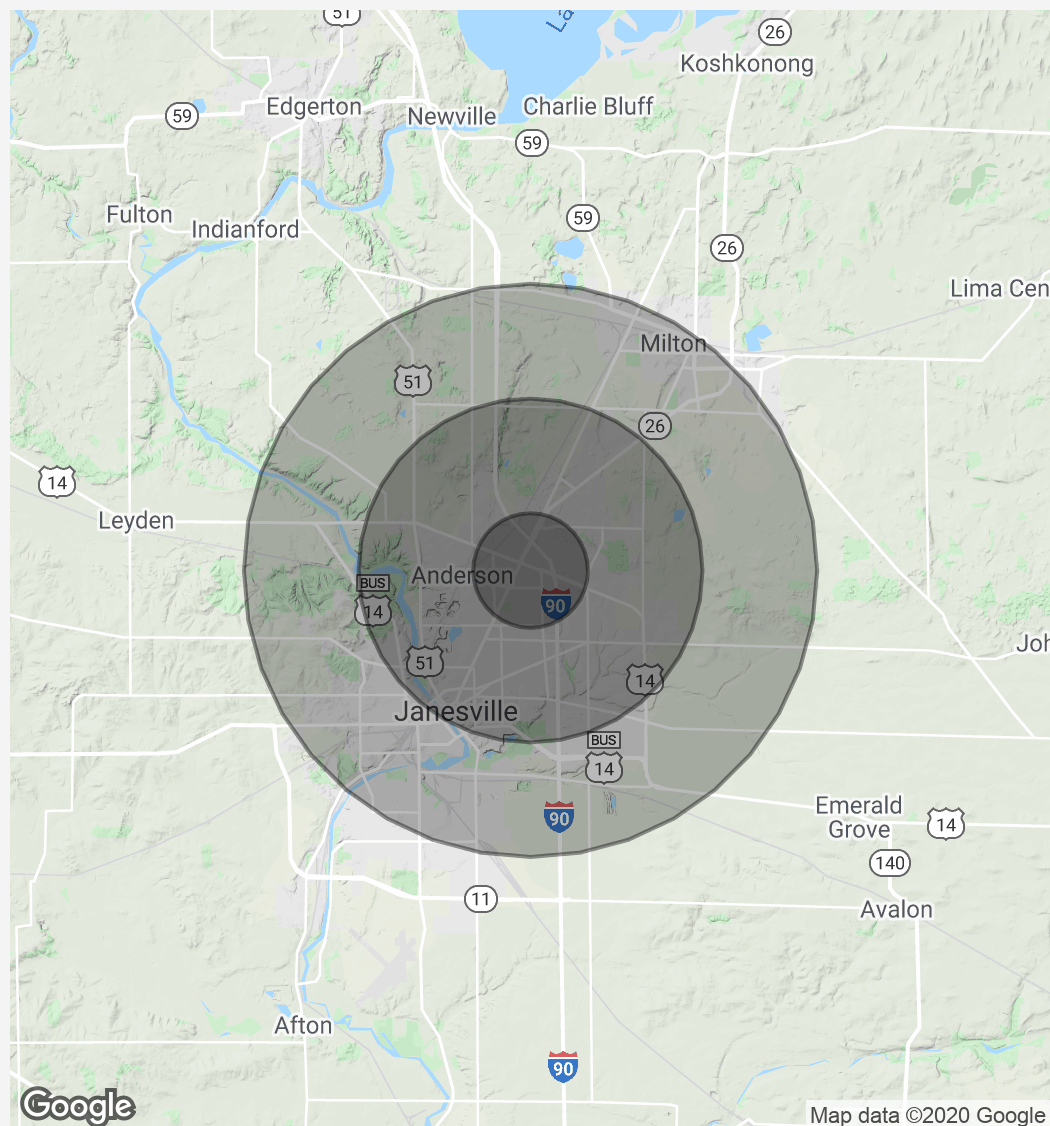
2430 Humes Road | Janesville, WI 53545

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,752	36,859	66,879
Average age	40.0	37.2	36.9
Average age (Male)	38.6	35.7	35.6
Average age (Female)	41.4	38.2	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,518	14,981	27,053
# of persons per HH	2.3	2.5	2.5
Average HH income	\$51,959	\$63,329	\$58,625
Average house value	\$178,966	\$168,519	\$159,076

* Demographic data derived from 2010 US Census



RETAIL PROPERTY FOR SALE

RED ROBIN - JANESVILLE, WI

2430 Humes Road , Janesville, WI 53545



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

MICHAEL MARZINSKE

Senior Advisor

612.428.7184

mikem@encorereis.com

In conjunction with:

RENEE WURZELBACHER

Bang Realty – Wisconsin, Inc.

milw@bangrealty.com