

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



11 RIDGE ROAD
SUTTER CREEK CALIFORNIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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FINANCIALS

Rent Roll | Brand Profile

11 RIDGE RD

ATM





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate guaranteed, Umpqua Bank investment property located in Sutter Creek, California. The tenant recently extended their lease, demonstrating their commitment to the site and providing 8 years of firm lease term with 2 (5-year) option periods to extend. The lease features 1% annual rental increase throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed by Umpqua Holdings Corporation (S&P: BBB) and is absolute NNN with zero landlord responsibilities. Founded in 1953, Umpqua Bank has grown into one of the leading regional banks currently operating 350 locations across Oregon, Washington, California, Nevada, and Idaho. According to the FDIC, this branch has over \$35 million in deposits as of June 2019.

Umpqua Bank is strategically located near the signalized, hard corner intersection of Ridge Road and State Highway 49, averaging 25,200 combined vehicles passing by daily. The site is equipped with a large pylon sign, creating excellent visibility along Ridge Road. Umpqua Bank is ideally situated less than 1 mile north of Amador Ridge, a 309,500 SF power center anchored by Lowe's Home Improvement and Safeway. State Highway 49 is the primary retail corridor serving the trade area, with other nearby national/credit tenants including Walgreens, Staples, McDonald's, Petco, AutoZone, America's Tire, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Umpqua Bank. In addition, the asset is less than 4 miles west of Jackson Rancheria Casino Resort, a 1,000-acre property containing 86 rooms and a 24-hour casino attracting visitors throughout the area and nearby Sacramento. Moreover, the site is within walking distance to Sutter Hill Place Apartments (43 units) and Pinewoods Apartments (110 units), providing a direct consumer base from which to draw. The 5-mile trade area is supported by more than 10,200 residents and 9,000 daytime employees with an average household income of \$73,800.



PROPERTY PHOTOS





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,707,000
NET OPERATING INCOME	\$85,345
CAP RATE	5.00%
GUARANTY	Corporate
TENANT	Umpqua Bank
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

Property Specifications

RENTABLE AREA	2,598 SF
LAND AREA	0.25 Acres
PROPERTY ADDRESS	11 Ridge Road Sutter Creek, CA 95685
YEAR BUILT	1986
PARCEL NUMBER	044-020-063-000
OWNERSHIP	Fee Simple (Land & Building)

Corporate Guaranteed | Recent Lease Extension | Annual Rental Increases

- Corporate guaranteed by Umpqua Holdings Corporation
- The tenant recently extended their lease, providing 8 years of firm lease term with 2 (5-year) option periods to extend
- Features rare 1% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- According to the FDIC, this branch has over \$35 million in deposits as of June 2019

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Near Signalized. Hard Corner Intersection | Excellent Visibility & Access

- Umpqua Bank is located near the signalized, hard corner intersection of Ridge Road and State Highway 49, averaging 25,200 combined vehicles passing by daily
- The site is equipped with a large pylon sign, creating excellent visibility along Ridge Road

Nearby Amador Ridge | Strong National/Credit Tenants | Jackson Rancheria Casino Resort

- Close proximity Amador Ridge, a 309,500 SF power center anchored by Lowe's Home Improvement and Safeway
- Nearby national/credit tenants include Walgreens, Staples, McDonald's, Petco, AutoZone, America's Tire, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Umpqua Bank
- Located less than 4 miles west of Jackson Rancheria Casino Resort, a 1,000-acre property containing 86 rooms and a 24-hour casino attracting visitors throughout the area and nearby Sacramento

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

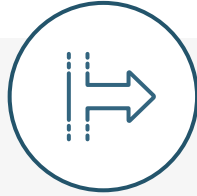
- Within walking distance to Sutter Hill Place Apartments (43 units) and Pinewoods Apartments (110 units), providing a direct consumer base from which to draw
- More than 10,200 residents and 9,000 employees support the trade area
- \$73,800 average household income

PROPERTY OVERVIEW



Location

Located in
Sutter Creek, California
Amador County



Access

Ridge Road
1 Access Point

Old Airport Road
1 Access Point



Traffic Counts

Ridge Road
7,400 Cars Per Day

Golden Chain Highway/
State Highway 49
17,800 Cars Per Day



Improvements

There is approximately 2,598 SF
of existing building area



Parking

There are approximately
16 parking spaces
on the owned parcel.
The parking ratio is
approximately 6.16 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
044-020-063-000
Acres: 0.25
Square Feet: 10,890 SF



Year Built

1986



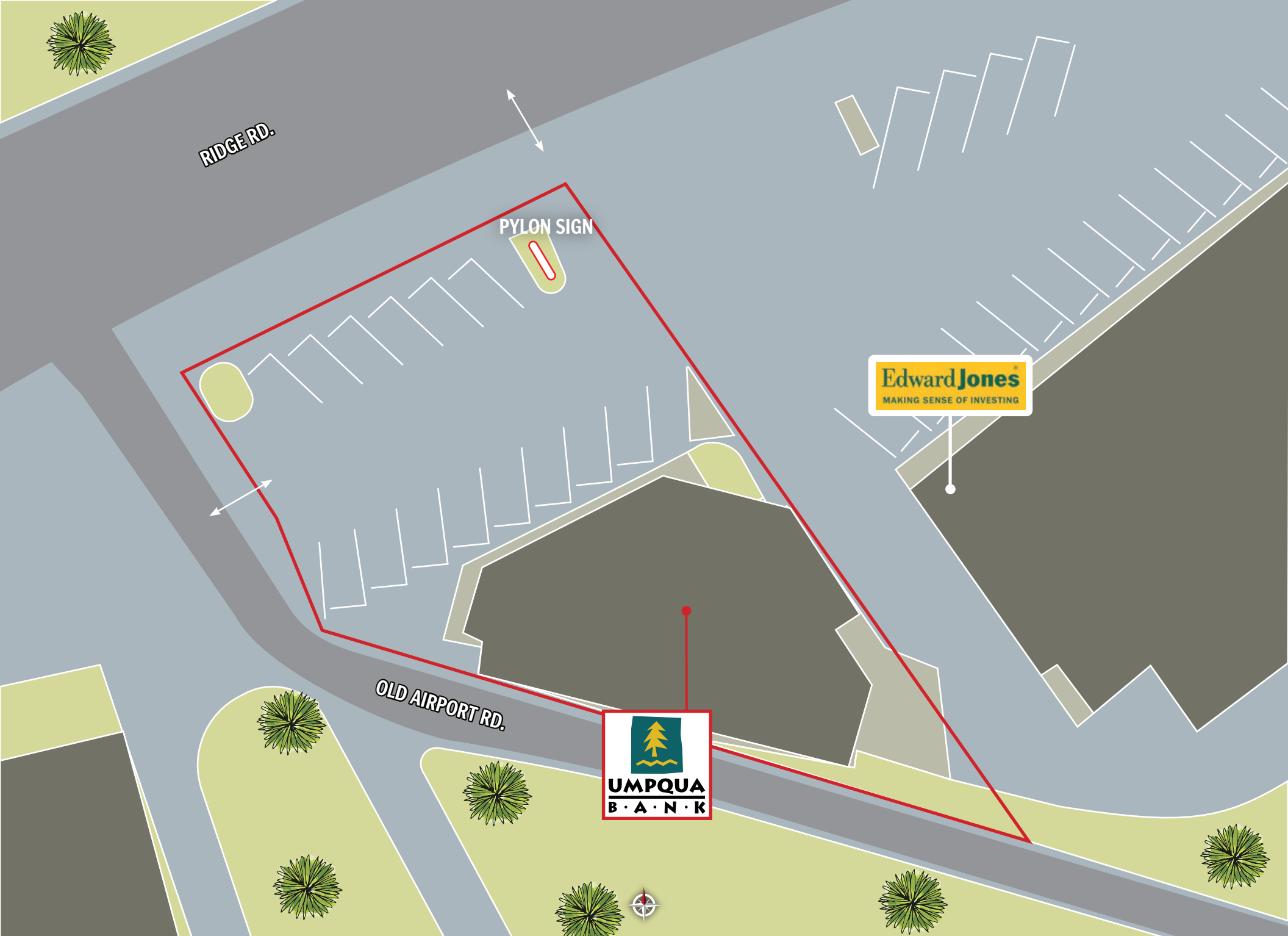
Zoning

C-2: Commercial





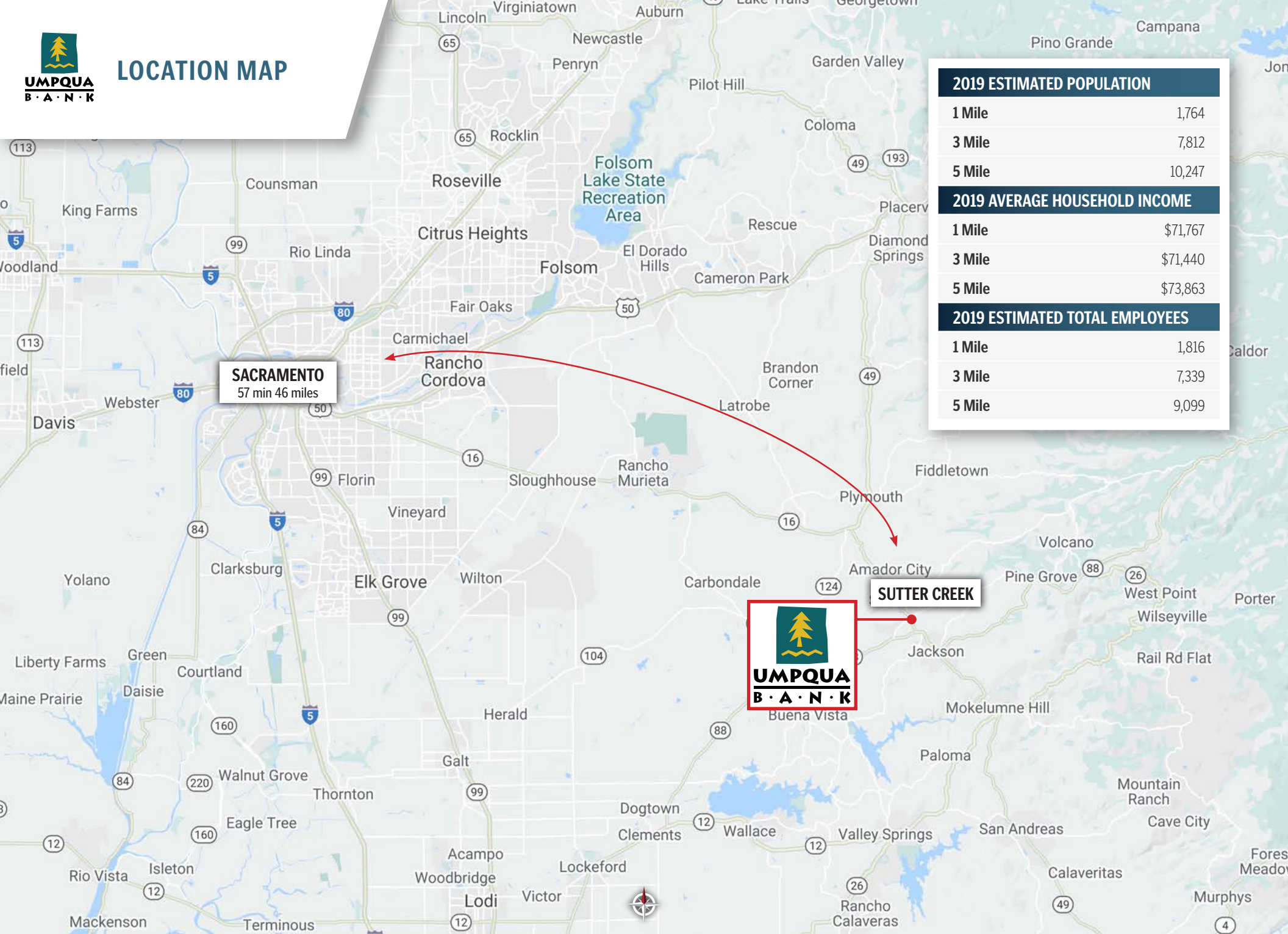








LOCATION MAP



2019 ESTIMATED POPULATION

1 Mile	1,764
3 Mile	7,812
5 Mile	10,247

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$71,767
3 Mile	\$71,440
5 Mile	\$73,863

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	1,816
3 Mile	7,339
5 Mile	9,099



Sutter Creek, California

Sutter Creek is conveniently located just 45 miles south east of Sacramento making it the perfect place to live and play. Sutter Creek was incorporated in 1854, is located in Amador County and is 2.5 square miles. Sutter Creek is “the best town in the Gold Country,” according to Peter Fish, San Francisco Chronicle. Yet it is less than 3 square miles. Sutter Creek is set like a diamond in the heart of the Amador Wine Country and is the very essence of a California Gold Country town. The City of Sutter Creek had a population of 2,822 as of July 1, 2019.

A wonderful balance of old and new, today’s Sutter Creek maintains its Gold Rush facade while catering to the wants and needs of visitors from around the world. Shop, dine, slumber, stroll, wine taste, and enjoy the quaint atmosphere of Sutter Creek ... the Gold Country’s most walkable town with B&Bs, restaurants, wine tasting rooms and shops along the main street.

It is also the perfect hub to explore the Sierra Foothill Wine regions including Amador’s own Shenandoah Valley, El Dorado County’s Fairplay region and Calaveras County’s wine region. Sutter Creek also attracts travellers from San Francisco, Sacramento. The town’s proximity to Highway 88 into Kirkwood and Highway 49 through the Gold Rush country makes Sutter Creek an ideal stopover for local to International travellers.

Amador County is located in the Sierra Nevada Mountains of California. The county seat is Jackson. Amador County bills itself as “The Heart of the Mother Lode” and lies within the Gold Country. There is a substantial wine-growing industry in the county. Amador County is located approximately 45 miles southeast of Sacramento in a part of California known as the foothills of the Sierra Nevada Mountains. According to the U.S. Census Bureau, the county has a total area of 605 square miles. Amador County has a total population of 39,752 as of July 1, 2019.

Amador County is unique in its park like settings and beauty, with over 23 city and county owned parks. ACRA manages five of the County’s more rural parks: Mollie Joyce Park, Pioneer Park, Fiddletown Park, River Pines Park, and Lion’s Park.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	1,764	7,812	10,247
2024 Projected Population	1,845	7,986	10,478
2010 Census Population	1,581	7,463	9,789
Projected Annual Growth 2019 to 2024	0.90%	0.44%	0.45%
Historical Annual Growth 2010 to 2019	1.09%	0.44%	0.47%
2019 Estimated Households	862	3,513	4,564
2024 Projected Households	903	3,592	4,668
2010 Census Households	769	3,342	4,346
Projected Annual Growth 2019 to 2024	0.93%	0.45%	0.45%
Historical Annual Growth 2010 to 2019	1.17%	0.51%	0.52%
2019 Estimated White	91.34%	91.16%	91.62%
2019 Estimated Black or African American	0.45%	0.60%	0.60%
2019 Estimated Asian or Pacific Islander	3.23%	2.32%	2.15%
2019 Estimated American Indian or Native Alaskan	1.64%	2.16%	2.04%
2019 Estimated Other Races	3.51%	4.42%	4.00%
2019 Estimated Hispanic	12.30%	13.11%	12.54%
2019 Estimated Average Household Income	\$71,767	\$71,440	\$73,863
2019 Estimated Median Household Income	\$56,534	\$54,944	\$56,015
2019 Estimated Per Capita Income	\$33,264	\$31,923	\$32,836
2019 Estimated Total Businesses	265	814	975
2019 Estimated Total Employees	1,816	7,339	9,099



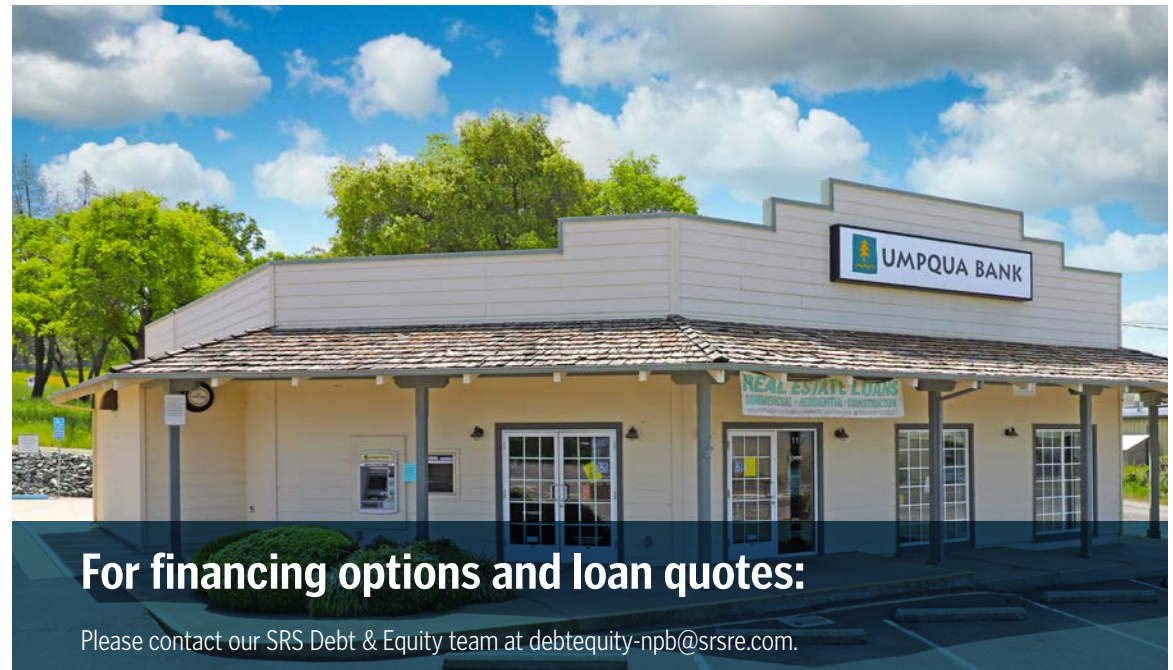
Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Umpqua Bank	2,589	March 2008	March 2028	Current	-	\$7,112	\$2.75	\$85,345	\$32.96	Absolute NNN	2 (5-Year)
(Corporate Guaranty)				Year - 2021	1%	\$7,183	\$2.77	\$86,198	\$33.29	1% Annual Increases	
				Year - 2022	1%	\$7,255	\$2.80	\$87,060	\$33.63		
				Year - 2023	1%	\$7,328	\$2.83	\$87,931	\$33.96		
				1% Annual Increases Thereafter Throughout Initial Term							

FINANCIAL INFORMATION

Price	\$1,707,00
Net Operating Income	\$85,345
Cap Rate	5.00%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1986
Rentable Area	2,598 SF
Land Area	0.25 Acres
Address	11 Ridge Road Sutter Creek, CA 95685





BRAND PROFILE

Umpqua Bank umpquabank.com

Umpqua Bank, headquartered in Roseburg, Oregon, is a subsidiary of Umpqua Holdings Corporation, and has locations across Idaho, Washington, Oregon, California and Nevada. Umpqua Bank has been recognized for its innovative customer experience and banking strategy by national publications including The Wall Street Journal, The New York Times, BusinessWeek, Fast Company and CNBC. The company has been recognized for eight years in a row on FORTUNE magazine's list of the country's "100 Best Companies to Work For," and was recently named by The Portland Business Journal the Most Admired Financial Services Company in Oregon for the twelfth consecutive year. In addition to its retail banking presence, Umpqua Bank owns Financial Pacific Leasing, Inc., a nationally recognized commercial finance company that provides equipment leases to small businesses.



COMPANY TYPE

Subsidiary

PARENT

**Umpqua Holdings
Corporation**

2019 EMPLOYEES

3,943

2019 REVENUE

\$1.26 B

2019 NET INCOME

\$354.10 M

2019 ASSETS

\$28.85 B

2019 EQUITY

\$4.31 B

CREDIT RATING

S&P: BBB



SRS



UMPQUA BANK

NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

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*Statistics are for 2019

ACTUAL SITE

SRSRE.COM/NNLG