

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



1601 N. Texas Street | Fairfield, California

## SAN FRANCISCO BAY AREA

ACTUAL SITE



SRS

NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY MARKETING BY



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## PROPERTY PHOTO







SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, freestanding, IHOP investment property located in Fairfield, California (San Francisco Bay Area). The tenant, IHOP Properties Inc., has over 4 years remaining in their initial term with 1 (5-year) options to extend. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal management-free investment for a passive investor. IHOP is a nationally recognized brand that has been a leader, innovator and expert in all things breakfast that currently operates over 1,800 restaurants around the globe.

IHOP is strategically located at the signalized, hard corner intersection of E. Travis Boulevard and N. Texas Street, averaging a combined 39,000 vehicles passing by daily. The site is located less than 1.5 miles east of direct on/off ramp access to Interstate 80 (212,000 VPD), the second longest Interstate Highway in the U.S. and a major commuter thoroughfare serving the San Francisco Bay Area. Additionally, the property is located less than 1 mile east of Solano Town Center, a 1.31 million SF regional shopping mall anchored by Macy's, Dick's Sporting Goods, and Best Buy. Solano Town Center is Fairfield's premier shopping destination featuring over 130 retail, dining, and entertainment options. Other nearby shopping centers include Gateway Courtyard (137,000 SF), North Texas Junction (150,000 SF), and Gateway Plaza (177,300 SF), significantly increasing consumer draw to the immediate trade area and promoting crossover retail exposure for the restaurant. Furthermore, the trade area is home to numerous major national/credit tenants including Walmart Supercenter, Target, The Home Depot, Hobby Lobby, Ross Dress for Less, Michaels, and more, further increasing exposure and crossover synergy for the asset. The subject property is surrounded by nearby housing communities including Orchard Crossing Apartments (100 units), Elements @ 1600 (120 units), and Magnolia Terrace (179 units), providing a direct residential consumer base from which to draw. The 5-mile trade area is supported by a population of more than 124,300 residents and 41,600 employees with an affluent average household income of over \$104,200.



## PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$2,263,000
<b>Net Operating Income</b>	\$96,192
<b>Cap Rate</b>	4.25%
<b>Guaranty</b>	Lease Signature is Corporate
<b>Tenant</b>	IHOP Properties Inc.
<b>Lease Type</b>	Absolute NNN - Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	4,020 SF
<b>Land Area</b>	0.27 Acres
<b>Property Address</b>	1601 N. Texas Street Fairfield, California 94533
<b>Year Built</b>	TBD
<b>Parcel Number</b>	0033-131-190
<b>Ownership</b>	Leased Fee (Land Ownership)



# INVESTMENT HIGHLIGHTS



## **Over 4 Years Remaining | Corporate Signed Lease | Below Market Rent | Nationally Recognized Brand**

- Tenant has over 4 years remaining in their initial term with 1 (5-year) options to extend
- Lease is signed by the corporate entity
- IHOP is a nationally recognized brand that has been a leader, innovator and expert in all things breakfast that currently operates over 1,800 restaurants around the globe
- Tenant is currently paying below market rents at \$23.93 SF/Yr

## **Absolute NNN | Leased Fee Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

## **Direct Residential Consumer Base | Six-Figure Incomes | Strong Demographics in 5-Mile Trade Area**

- Nearby housing communities include Orchard Crossing Apartments (100 units), Elements @ 1600 (120 units), and Magnolia Terrace (179 units), providing a direct residential consumer base from which to draw
- More than 124,300 residents and 41,600 employees support the trade area
- Affluent \$104,292 average household income

## **Solano Town Center (1.31+ Million SF) | Retail Corridor | Strong National/Credit Tenant Presence**

- Located less than 1 mile east of Solano Town Center, a 1.31 million SF regional shopping mall anchored by Macy's, Dick's Sporting Goods, and Best Buy
- Solano Town Center is Fairfield's premier shopping destination featuring over 130 retail, dining, and entertainment options
- Other nearby shopping centers include Gateway Courtyard (137,000 SF), North Texas Junction (150,000 SF), and Gateway Plaza (177,300 SF)
- Nearby major national/credit tenants include Walmart Supercenter, Target, The Home Depot, Hobby Lobby, Ross Dress for Less, Michaels, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover retail exposure for the site

## **Signalized, Hard Corner Intersection | Quick Access to 1-80 | Excellent Visibility & Access**

- Located at the signalized, hard corner intersection of E. Travis Boulevard and N. Texas Street, averaging a combined 39,000 vehicles passing by daily
- Site benefits from excellent visibility and access via significant street frontage along both cross-streets and multiple points of ingress/egress
- Nearby direct on/off ramp access to Interstate 80 (212,000 VPD), the second longest Interstate Highway in the U.S. and a major commuter thoroughfare serving the San Francisco Bay Area



# PROPERTY OVERVIEW



## Location



Fairfield, California  
Solano County  
San Francisco MSA

## Parking



There are approximately 8 parking spaces on the owned parcel.  
The parking ratio is approximately 1.99 stalls per 1,000 SF of leasable area.

## Access



N. Texas Street: 1 Access Point  
E. Travis Boulevard: 4 Access Points

## Parcel



Parcel Number: 0033-131-190  
Acres: 0.27  
Square Feet: 11,747 SF

## Traffic Counts



N. Texas Street: 16,700 VPD  
E. Travis Boulevard: 22,300 VPD  
Interstate 80: 212,000 VPD

## Construction



Year Built: TBD

## Improvements



There is approximately 4,020 SF of existing building area

## Zoning



CT: Thoroughfare Commercial





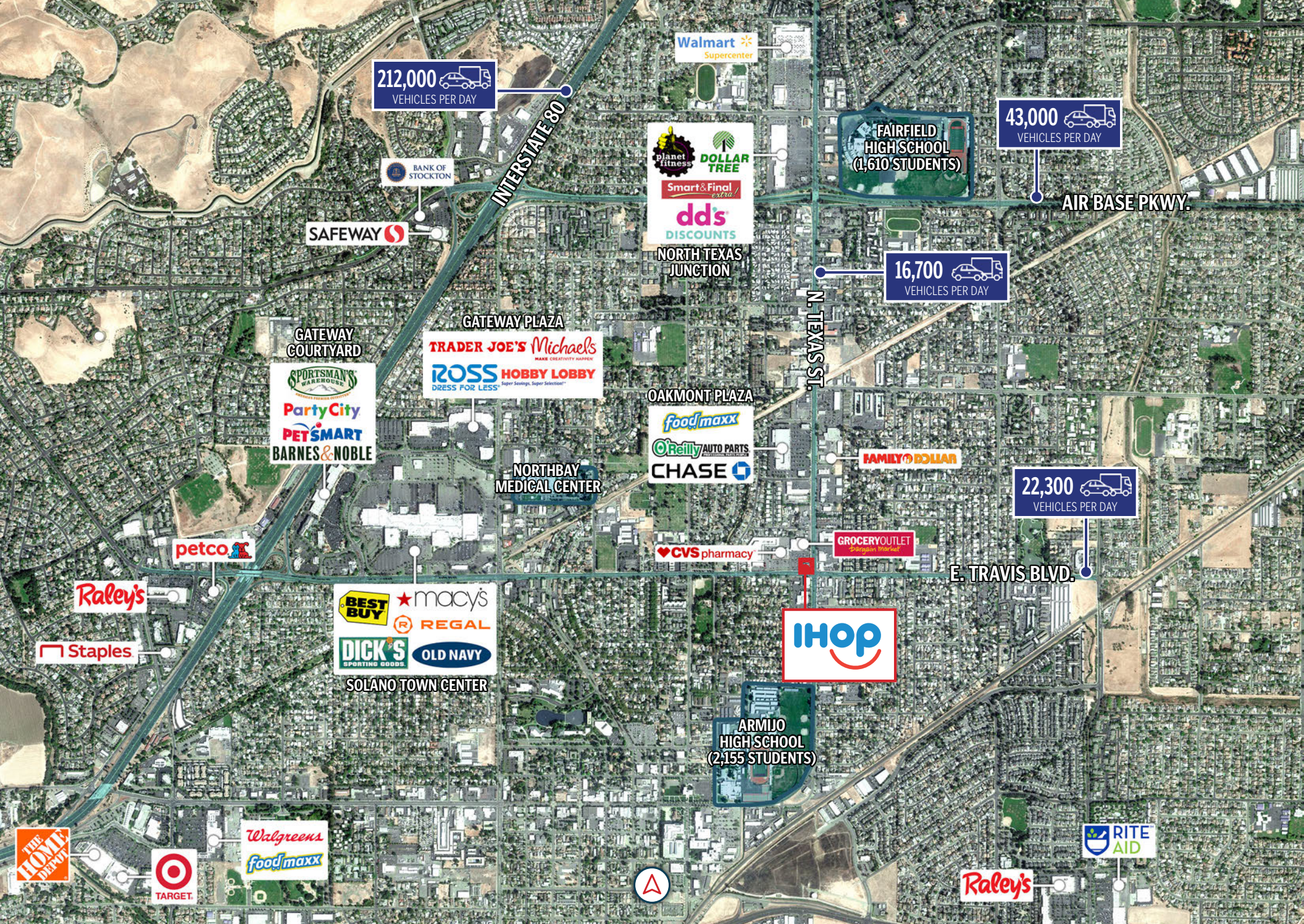


















PROPERTY PHOTO





# LOCATION MAP







### FAIRFIELD, CALIFORNIA

Fairfield is a city in Solano County, California, United States. Located along Interstate 80, it is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 40 miles from the city center of both cities. Additionally, the city is less than 19 miles from Napa Valley, 16 miles from the Carquinez Bridge, and 14 miles from the Benicia Bridge. Located in the Northeastern part of the Bay Area, the City of Fairfield had a population of 117,413 as of July 1, 2020.

Fairfield has a diversified economy, with government, manufacturing, health care, retail, and commercial construction sectors. Anheuser-Busch operates a large regional Budweiser brewery, Clorox produces bleach products, and the Jelly Belly Candy Company confects its specialty jellybeans in Fairfield. The top employers in the city are Travis Air Force Base, County of Solano, Fairfield-Suisun Unified School District, NorthBay Medical Center, Solano Community College, City of Fairfield, Sutter Medical Foundation, Jelly Belly, Westamerica Bank, and Pride Industries.

Fairfield contains miles of hiking and biking trails that expand over open, rolling grassland, through oak forests and alongside pristine marshes. Visitors can kayak or paddle their way through the Suisun Marsh and witness native wildlife or cast a line in nearby waterways or the tranquil bay. In addition, tourists and residents alike can explore the rustic wine country of the Suisun Valley, home to award-winning wines. Fairfield is also full of family-friendly adventures with activities for every pace including touring the famous Jelly Belly Factory or picking up the pace with Scandia Family Fun Center's Ninja Warrior Course. For golf enthusiasts the city is also home to two prime public golf courses, Paradise Valley and Rancho Solano, voted the number 1 and number 2 courses in Solano County.





### SAN FRANCISCO, CALIFORNIA

San Francisco, the fourth-largest city in California, is coextensive with San Francisco County. It is located in the northern part of the state between the Pacific Ocean and San Francisco Bay on a narrow arm of land that embraces San Francisco Bay, the largest land-locked harbor in the world. San Francisco is a uniquely picturesque city, whose scenic attractions include the largest cultivated urban park in the country, Golden Gate Park. Its notoriously steep streets, traversed by the famous cable cars, are home to a remarkably diverse ethnic population, and the city's reputation for tolerance and diversity is also evident in its history as a mecca for the gay community. San Francisco is known for sophisticated cultural innovation and experimentation. Known for its cultural attractions, today the Bay Area is also famous for its concentration of cutting-edge high-technology firms, which have drawn even more new residents to this populous region. The City of San Francisco had a population of 884,353 as of July 1, 2019.

A vital part of the economic and cultural fabric of northern California, the port of San is home to a broad range of commercial, maritime, and public activities. Its major shipping terminals serve shipping lines from around the world. Fisherman's Wharf, Alcatraz, Hyde St. Pier, and Pier 39 all make the port of San Francisco one of the world's leading visitor destinations.

San Francisco's newest growth areas are computers and electronics, and biotechnology. The city's history of involvement in defense-related industries and its location near such high-tech centers as Stanford University and the famed Silicon Valley have created a boom in computers, scientific instrument, and other electronics fields. Home of the pioneering Genentech firm, founded in the 1970s, San Francisco is also on the cutting edge of the biotechnology industry, with some 500 companies in the area specializing in pharmaceuticals, medical electronics, bionics, and related areas. San Francisco is also the banking and financial center of the West and is home to a Federal Reserve Bank and a United States Mint. More than 60 foreign banks maintain offices there.



## AREA OVERVIEW



**AT&T Park**



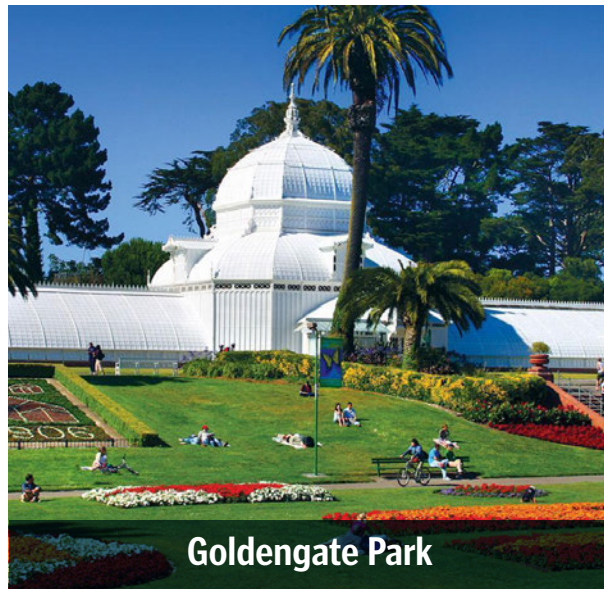
**Union Square**



**Ferry Building**



**Fishermans Wharf / Pier 39**



**Golden Gate Park**



**Westfield San Francisco Centre**



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	27,641	112,174	124,224
2025 Projected Population	28,273	115,317	128,514
2010 Census Population	26,399	106,368	115,645
Projected Annual Growth 2020 to 2025	0.45%	0.55%	0.68%
Historical Annual Growth 2010 to 2020	0.42%	0.45%	0.70%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	8,426	37,250	40,989
2025 Projected Households	8,610	38,292	42,378
2010 Census Households	8,131	35,392	38,308
Projected Annual Growth 2020 to 2025	0.43%	0.55%	0.67%
Historical Annual Growth 2010 to 2020	0.33%	0.44%	0.66%
<b>RACE &amp; ETHNICITY</b>			
2020 Estimated White	36.99%	42.46%	42.09%
2020 Estimated Black or African American	16.89%	16.92%	16.59%
2020 Estimated Asian or Pacific Islander	10.37%	14.44%	15.69%
2020 Estimated American Indian or Native Alaskan	1.10%	0.87%	0.84%
2020 Estimated Other Races	23.15%	15.59%	14.73%
2020 Estimated Hispanic	46.57%	32.89%	31.54%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$71,753	\$100,135	\$104,292
2020 Estimated Median Household Income	\$57,731	\$80,357	\$83,494
2020 Estimated Per Capita Income	\$22,246	\$33,310	\$34,417
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	1,132	3,156	3,453
2020 Estimated Total Employees	14,800	35,169	41,674





# RENT ROLL



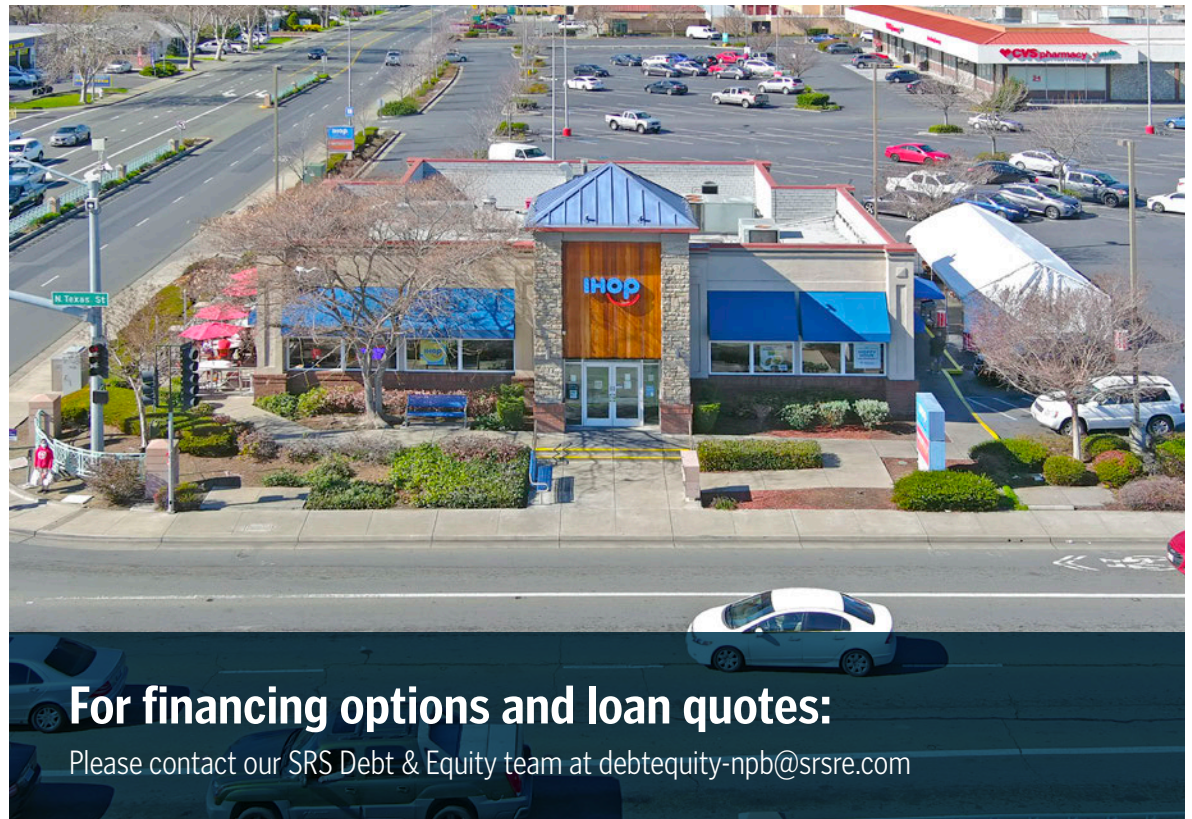
LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
IHOP Properties Inc.	4,020	4/1/2000	3/31/2025	Current	-	\$8,016	\$1.99	\$96,192	\$23.93	Absolute NNN	1 (5-Year)
(Corporate Signature)											Opt 1: \$9,218/mo

## FINANCIAL INFORMATION

Price	\$2,263,000
Net Operating Income	\$96,192
Cap Rate	4.25%
Lease Type	Absolute NNN - Ground Lease

## PROPERTY SPECIFICATIONS

Year Built	TBD
Rentable Area	4,020
Land Area	0.27 Acres
Address	1601 N. Texas Street Fairfield, California 94533



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## BRAND PROFILE



I H O P

**ihop.com**

**Company Type:** Subsidiary

**Locations:** 1,841+

**Parent:** Dine Brands Global Inc.

**2019 Employees:** 558

**2019 Revenue:** \$910.18 Million

**2019 Net Income:** \$100.814 Million

**2019 Assets:** \$2.05 Billion

For over 62 years, IHOP has been a leader, innovator and expert in all things breakfast, any time of day. The chain offers 65 different signature, fresh, made-to-order breakfast options, a wide selection of popular lunch and dinner items, including Ultimate Steakburgers. IHOP restaurants offer guests an affordable, everyday dining experience with warm and friendly service. As of July 29, 2020, there are 1,841 IHOP restaurants around the world, including restaurants in all 50 states, Puerto Rico and Guam as well as Canada, Mexico, Guatemala, Panama, Lebanon, the Kingdom of Saudi Arabia, Kuwait, the United Arab Emirates, Bahrain, Qatar, Thailand and India. IHOP restaurants are franchised by affiliates of Glendale, Calif.-based Dine Brands Global, Inc. (NYSE: DIN)





## 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

1.7K+

**RETAIL  
TRANSACTIONS**  
company-wide  
in 2020

500+

**NET LEASE  
PROPERTIES SOLD**  
in 2020

\$1.9B

**NET LEASE  
TRANSACTION VALUE**  
in 2020

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