



McDONALD'S

846 ROUTE 17 NORTH | RAMSEY, NJ 07446

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# Tenant Overview







McDonald's is the world's leading global food service retailer with nearly 38,000 locations in over 100 countries around the world. Over 92 percent of McDonald's restaurants worldwide are owned and operated by independent local business men and women.

Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they also feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts. The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants. According to two reports published in 2018, McDonald's is the world's forth-largest private employer with 1.7 million employees.

## MCDONALDS CORPORATE OVERVIEW

TENANT TRADE NAME:	McDonalds
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/MCD
TENANT:	Corporate Location
LOCATIONS:	-/+ 37,855
WEBSITE	<a href="http://www.mcdonalds.com">www.mcdonalds.com</a>
CORPORATE HEADQUARTERS:	Chicago, IL





McDonald's

846

# Financial Overview





## LIST PRICE

**\$5,830,000**



## CAP RATE

**3.75%**



## TOTAL NOI

**\$218,626**

## PROPERTY HIGHLIGHTS

### LONG TERM LEASE

14+ years of initial term remaining with 16 five year options to renew

### CORPORATE GUARANTEE

The NNN Lease is corporately guaranteed by McDonalds, which holds an investment grade BBB+ credit rating with Standard & Poors

### PASSIVE GROUND LEASE STRUCTURE

NNN ground lease with zero landlord responsibilities or expenses

### TENANT COMMITMENT

McDonald's has been operating and successful at this location since 1988

### COMPLETE STORE REMODEL

The tenant did a complete interior and exterior remodel of this location in 2018

### RETAIL CORRIDOR LOCATION

Ideally located within a traditional retail corridor with a number of car dealerships and numerous national tenants such as ShopRite, ALDI, Kohl's, TJ Maxx, CVS, Wendy's, Taco Bell, Chipotle, Dunkin, Anthony's Coal Fired Pizza, Chick-Fil-A and Houlihans

### NEW YORK CITY MSA

Ramsey NJ is just 30 miles outside of New York City and an affluent, flourishing suburb

### AFFLUENT MARKET

Bergen county is the 4th most affluent county in New Jersey - average household incomes exceed \$204,000 within a 1 mile radius of the subject property; \$197,000 within 3 miles and \$180,000 within 5 miles

### EXCELLENT VISIBILITY

Subject property has excellent visibility along NJ Route 17 which sees traffic counts exceeding 100,000 vehicles per day



FINANCIAL OVERVIEW



PROPERTY ADDRESS:  
846 ROUTE 17 NORTH  
RAMSEY, NJ 07446

PRICE:	\$5,830,000
CAP RATE:	3.75%
YEAR BUILT:	1990
BUILDING SQUARE FOOTAGE:	3,700
LOT SIZE:	0.95
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	McDonald's Corporation
GUARANTEE:	Corporate Guarantee
LEASE TYPE:	NNN Ground Lease
ROOF AND STRUCTURE:	Tenant Responsible
LEASE COMMENCEMENT:	8/2/1988
LEASE EXPIRATION:	12/16/2035
INITIAL LEASE TERM:	20 years (extended multiple times for 45 years total)
TERM REMAINING ON LEASE:	14+ Years
OPTIONS:	16x5 Years; 180 days prior notice
INCREASES:	8% in Options 3-14
ROFR:	Yes*

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 12/16/2035	\$218,626	\$18,218
Option 1	\$218,626	\$18,218
Option 2	\$218,626	\$18,218
Option 3	\$236,116	\$19,676
Option 4	\$255,005	\$21,250
Option 5	\$275,405	\$22,950
Option 6	\$297,438	\$24,786
Option 7	\$321,233	\$26,769
Option 8	\$346,932	\$28,911
Option 9	\$374,686	\$31,224
Option 10	\$404,661	\$33,722
Option 11	\$437,034	\$36,419
Option 12	\$471,996	39,333
Option 13	\$509,756	\$42,480
Option 14	\$550,537	\$45,878
Option 15	\$594,580	\$49,548
Option 16	\$642,146	\$53,512
NET OPERATING INCOME:		\$218,626

\* If, at any time during the term of the Lease, Landlord shall desire to sell the Premises to an unrelated third party, Landlord shall first offer to sell the Premises to Tenant in accordance with this Article 10. Landlord shall notify Tenant in writing of Landlord's desire to sell the Premises (hereinafter the "Offer Notice") and shall inform Tenant of the price and of the terms and conditions under which Landlord is willing to sell the Premises to Tenant (collectively the "Acceptable Terms"). Tenant shall have a period of thirty (30) days after receipt of the Offer Notice to send Landlord a written notice that Tenant agrees to purchase the Premises pursuant to the Acceptable Terms (hereinafter "Tenant's Notice").

## Investment Overview

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this McDonald's property located at 846 Route 17 North in Ramsey, New Jersey. McDonald's has been operating in this location since 1988 and recently performed a complete exterior and interior renovation to the property in 2018. The NNN Ground Lease has over 14 years of initial term remaining, 16 five-year options and is corporately guaranteed is corporately guaranteed by McDonald's, which holds a BBB+ credit rating with Standard & Poors.

The subject property is ideally located in an affluent suburb just 30 miles outside of New York City and part of the New York City MSA. Bergen county, where Ramsey is located, is the 4th most affluent county in New Jersey - average household incomes exceed \$204,000 within a 1 mile radius of the subject property; \$197,000 within 3 miles and \$180,000 within 5 miles. McDonald's has excellent visibility in a retail corridor along NJ Route 17, which sees traffic counts exceeding 100,000 vehicles per day. The property is surrounded by residential density (over 3,200 households within 1 mile), car dealerships, medical offices, other employers and shopping centers. Nearby national tenants include ShopRite, ALDI, Kohl's, TJ Maxx, CVS, Wendy's, Taco Bell, Chipotle, Dunkin, Anthony's Coal Fired Pizza, Chick-Fil-A and Houlihans.

A corporate guarantee, long-term NNN ground lease structure with zero landlord responsibilities, and attractive local demographics as part of the New York City MSA make this McDonald's offering an attractive opportunity for passive investors.





# Property Summary





# Property Summary



TENANT OVERVIEW

FINANCIAL OVERVIEW

PROPERTY SUMMARY



# Property Summary



TENANT OVERVIEW

FINANCIAL OVERVIEW

PROPERTY SUMMARY



## LOCAL MAP



## REGIONAL MAP





17

**NTRANSIT**  
The Way To Go.

**ALDI**  
**DULUTH TRADING CO.**  
**KOHL'S**  
**FIVE GUYS** FAMOUS BURGERS and FRIES  
**Panera** BREAD  
**Staples**  
**TACO BELL**

**CHIPOTLE** MEXICAN GRILL  
**DSW** DESIGNER SHOE WAREHOUSE  
**BED BATH & BEYOND**

**ShopRite**  
**T.J. maxx**  
**OLD NAVY**  
**BURGER KING**  
**CVS** pharmacy  
**five BELOW**  
**TD Bank**  
**MATTRESSFIRM**  
**petco**  
**Michael's** MAKE CREATIVITY HAPPEN

**theVitamin Shoppe**  
**DUNKIN'**  
**ANTHONY'S**  
**Holiday Inn Express**



103,210 VPD

**BURGER KING**  
**MAVIS DISCOUNT TIRE**  
**ExxonMobil**

**DUNKIN'**  
**Pep Boys**

**H** HOULIHAN'S **Chick-fil-A**  
**24 HOUR FITNESS**

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## LOCATION OVERVIEW

McDonald's is situated with excellent visibility along NJ Route 17, which sees traffic counts exceeding 100,000 vehicles per day. The site is immediately adjacent to an interchange for NJ-17 and Lake Street, which leads to the center of Ramsey, including Ramsey High School and Ramsey Station on NJ Transit. McDonald's is within a traditional retail corridor with a number of car dealerships and numerous national tenants such as ShopRite, ALDI, Kohl's, TJ Maxx, CVS, Wendy's, Taco Bell, Chipotle, Dunkin, Anthony's Coal Fired Pizza, Chick-Fil-A and Houlihans. Bergen County is the 4th most affluent county in New Jersey based on per capita income and Ramsey features average household incomes is of \$204,556 within 1 mile of the site, over \$197,000 within 3 miles and over \$180,000.

Ramsey is a borough in Bergen County, New Jersey. It is a suburb of New York City, located 26 miles northwest of Midtown Manhattan.

## WITHIN 5 MILES OF SUBJECT PROPERTY

### TOTAL POPULATION



163,269

### HOUSEHOLD INCOME



\$180,558

*Average*

### DAYTIME POPULATION

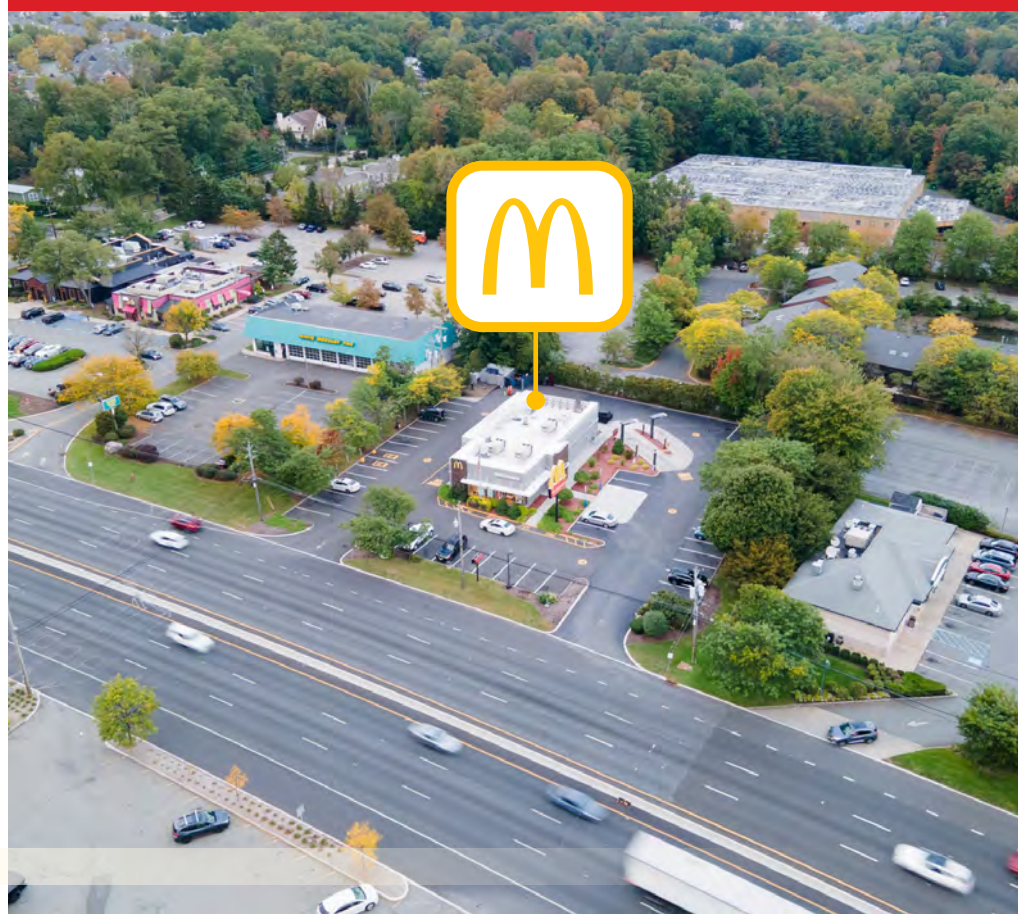


173,144

### TOTAL HOUSEHOLDS



55,815





## SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	7,834	59,794	159,935
2021 POPULATION	8,029	60,683	163,269
PROJECTED POPULATION (2026)	8,178	61,683	165,748
HISTORICAL ANNUAL GROWTH			
2010-2021	0.22%	0.13%	0.18%
PROJECTED ANNUAL GROWTH			
2021-2026	0.37%	0.33%	0.30%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	3,140	21,697	54,562
2021 HOUSEHOLDS	3,208	22,068	55,815
PROJECTED HOUSEHOLDS (2026)	3,260	22,423	56,641
HISTORICAL ANNUAL GROWTH			
2010-2021	0.19%	0.15%	0.20%
PROJECTED ANNUAL GROWTH			
2020-2026	0.32%	0.32%	0.29%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2021 AVERAGE	\$204,556	\$197,439	\$180,558
2021 MEDIAN	\$156,820	\$141,249	\$124,120

## POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	80.6%	82.6%	82.1%
AFRICAN AMERICAN POPULATION	1.5%	2.3%	4.8%
ASIAN POPULATION	13.1%	10.5%	7.6%
PACIFIC ISLANDER POPULATION	0.2%	0.2%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	2.6%	2.1%	2.8%
TWO OR MORE RACES POPULATION	2.0%	2.3%	2.3%

## HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	9.4%	8.9%	10.4%
WHITE NON-HISPANIC	74.6%	76.6%	75.7%

## 2021 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	43.9/45.4	43.6/45.7	39.5/42.8

## TRAFFIC COUNTS

NJ ROUTE 17			
103,210			

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