

Carl's Jr. Baker, CA



Stan Johnson Company is pleased to offer for sale this unique opportunity to purchase a Carl's Jr. property in Baker, CA. This property is subject to an Absolute NNN lease with over 8 years remaining. The Lease features percentage rent increases every 5 years, including the 2, 10-year renewal options.

The location is strategically positioned with great visibility along I-15 which benefits the property with over 77,000 VPD. The property is the only stop for food within 50 miles in either direction, and is adjacent to both the world's largest thermometer as well as one of the few Alien Beef Jerky locations.



**Absolute NNN
Lease Structure**



**Strategically Located
Along I-15 on Iconic
LA to Las Vegas Route**



**Neighbors Famous Alien
Fresh Jerky & World's
Tallest Thermometer**



**Excellent Visibility
Along I-15
(77k+ VPD)**



Offering Price
\$2,786,000



Cap Rate
4.75%

[Click Here for
Offering Memorandum](#)

For more information, contact:

Matt Lipson

Associate Director

mlipson@stanjohnsonco.com

+1 503.468.7503

Chris Lomuto

Associate Director

clomuto@stanjohnsonco.com

+1 415.610.5230

Milo Spector

Director

mspector@stanjohnsonco.com

+1 415.610.8970

CA Lic. #01959211

Stan Johnson Company

650 NE Holladay St

Suite 1600

Portland, OR 97232

stanjohnsonco.com



Stan Johnson Co.