

# McDonald's Ground Lease Phelan, California



CW Land Consultants, Inc.  
Offering Memorandum

Representative photo—Site currently under construction  
Broker of Record: Stephen Carmichael, CW Land Consultants, Inc.  
California License #01788426

# McDonald's Ground Lease

3230 Wagon Train Road, Phelan California 92371



**Purchase Price**

**\$3,367,754**



**CAP RATE**

**3.25 %**



**ANNUAL RENT**

**\$109,452**

## Investment Highlights

- Excellent Visibility Along HWY-15
- 2022 Complete Restaurant Renovation Including Drive-Thru and Restaurant Expansion and Parking Lot Upgrades
- 2022 Utility Infrastructure Upgrade
- Operating History—Over 20 Years
- Irreplaceable Location
- Strategic Intersection of Hwy 15 and Hwy 138
- Nearest McDonalds—12 Miles Away

## Lease Details

- Investment Grade Tenant (BBB+)
- Lease Type Absolute NNN Ground Lease
- 16.5 Years Remaining on Extended 20 Year Lease plus four Five year Options To Extend
- Initial Term: Rent Increases 5% every 5 Years — (Sept. 2023)
- Option Terms: Rent Increases 10% every 5 Years

## CW Land Consultants, Inc.

174 West Cliff Drive,  
Santa Cruz, CA 95060  
License #01788426

## Corbett W. Wright

(408) 205-7998  
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CW LAND CONSULTANTS, INC ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

By accepting this Offering Memorandum, you agree to release CW Land Consultants, Inc., Broker and Agents, ("CW LAND") and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



CW Land represents the Seller Exclusively, and shall not represent any prospective Buyer.

All real estate investments carry significant risks. Buyer and Buyer's legal and financial advisors must request and review all due diligence documents related to the property. The value of any net leased investment to a Buyer should be evaluated by Buyer, Buyer's qualified real estate consultants including, but not limited to tax and legal advisors.

While the information contained in this Offering Memorandum has been obtained from sources we believe reliable, CW Land has not and will not verify any of this information, nor has CW Land conducted any investigation regarding this information. CW Land makes no representation nor guarantee, nor warranty, whatsoever regarding the information provided.

NOTICE: All property showings are by appointment only. Please do not disturb the Tenant.

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