



Click For Drone Footage



1080 HARTER PARKWAY | YUBA CITY, CA

PRICE: \$3,984,340 | CAP: 3.53%

INVESTMENT OFFERING

MCDONALD'S

EXECUTIVE SUMMARY

PRICE: **\$3,984,340** **CAP:** **3.53%** **NOI:** **\$140,448**

LOCATION: 1080 Harter Parkway
Yuba City, CA 95993

LEASE TYPE: Ground Lease

LEASE EXPIRATION: December 31st, 2027

LESSEE: McDonald's Corporate

GUARANTOR: Corporate

OPTIONS: (2) 5-Year Options

INCREASES: Rare 13% Rent Increases

LAND SIZE: ±111 Acres

BUILDING SIZE: ±4,645 Square Feet

ROFR: None



ACTUAL PROPERTY

PROPERTY OVERVIEW



Colusa Hwy:
±34,500 VPD



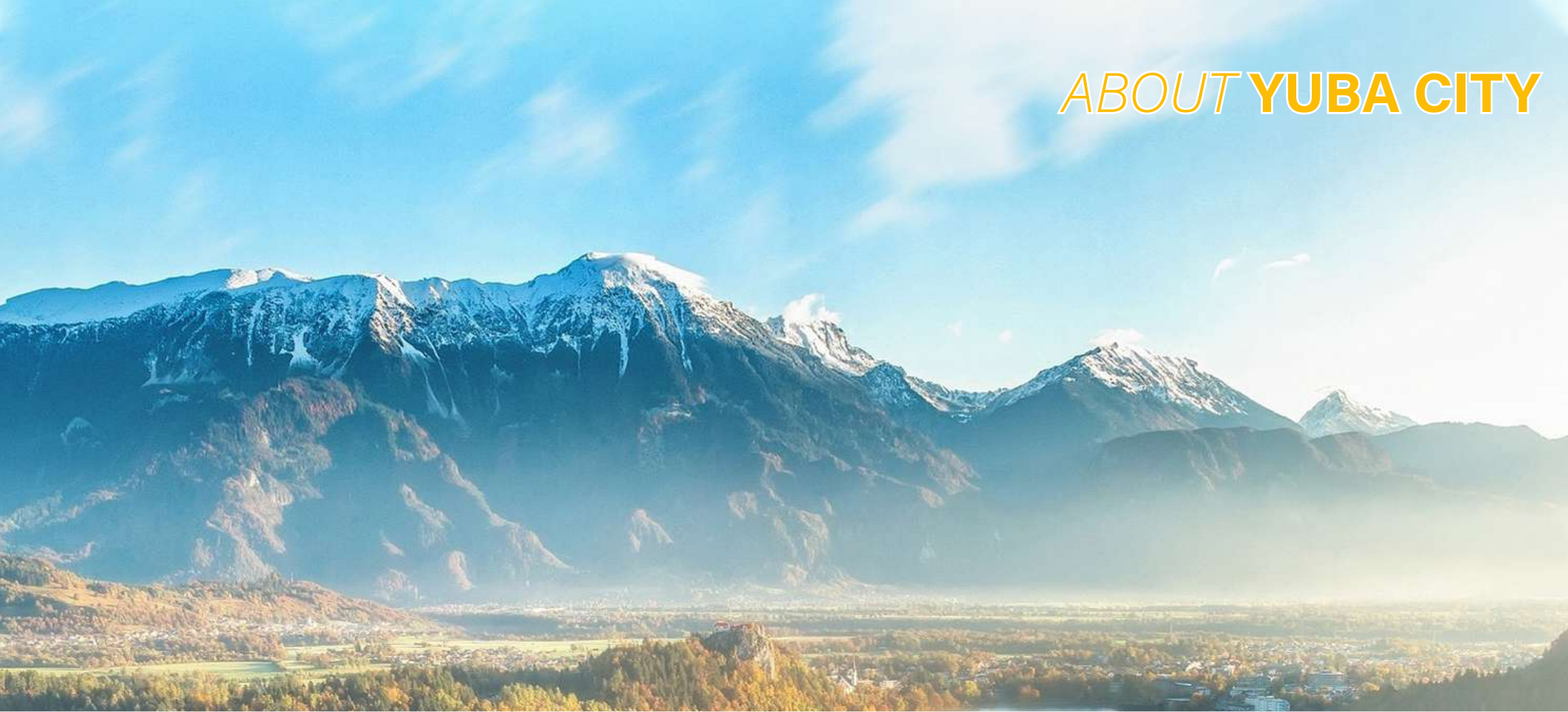
Harter Pkwy:
±12,248 VPD

Investment Highlights

- McDonalds Corp Ground Lease
- Rare 13% Rent Increases
- Hard Signalized Corner
- Walmart & Home Depot Outparcel
- Directly adjacent to High School
- Adjacent to: Buffalo Wild Wings, GameStop, Del Taco, Bed Bath & Beyond, Ulta Beauty, and more
- Harter Pkwy Sees ±12,248 Vehicles Per Day

McDonald's in Yuba City, California features a corporate ground lease set to expire December 31, 2027. There are (2) 5-year options and 13% increases every five years. The building was built in 2007 on a hard, signalized corner. It is ±4,645 square feet and sits on ±1.11 acres of land. The property is surrounded by multiple retailers including Buffalo Wild Wings, Del Taco, GameStop, Bed Bath and Beyond, Ulta Beauty, Yuba City Toyota, Chase Bank, Applebee's and more. It is also an outparcel to Walmart and Home Depot and is adjacent to River Valley High School (±1,820 students).

ABOUT YUBA CITY



Yuba City is located near the Feather River at the base of the Sutter Buttes—known as the smallest mountain range in the world. Just ±40 miles north of Sacramento, Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter Region. Two of the State's major economic powerhouses (the San Francisco Bay Area, and Silicon Valley) are within a 2-3 hour drive from the City.

Residents and visitors of Yuba City enjoy a wide variety of outdoor recreation, an abundance of locally grown produce, and family-friendly venues including beautiful parks and a state-of-the-art aquatic center. The area enjoys many natural and physical assets including attractive climate, level terrain, good highway and rail transportation, adequate water, soil and open land for future growth. Currently the population within the city is ±65,416.

The City has a diversity of businesses and professional services including the largest dried fruit processing plant in the world, Sunsweet Growers Incorporated. Although Yuba City's roots are agriculturally based, its location near the state capitol and Beale Air Force base have made it a regional hub attracting entrepreneurs, manufacturers and green technology companies. In addition to Yuba Community College, a center of excellence, three universities are within an hour's drive – UC Davis, Cal State Sacramento and Cal State Chico, each offering research and development, entrepreneur and innovation programs as well as numerous Venture Capital and Angel Capital funding institutions.

AERIAL MAPS



Colusa Hwy:
±34,500 VPD

Harter Pkwy:
±12,248 VPD





Sutter Buttes



Beale Airforce Base

Sutter National Wildlife Refuge

Yuba City Airport



Auburn

±40 Miles

Lincoln

Knights Landing

Roseville

Folsom Lake

Woodland

Sacramento McClellan Airport



Davis

Sacramento





Back in 1954, a man named Ray Kroc discovered a small burger restaurant in California, and wrote the first page of our history. There he found a small but successful restaurant run by brothers Dick and Mac McDonald, and was stunned by the effectiveness of their operation. The McDonald's brothers produced a limited menu, concentrating on just a few items – burgers, fries and beverages – which allowed them to focus on quality and quick service. Ray Kroc wanted to build a restaurant system that would be famous for providing food of consistently high quality and uniform methods of preparation. He wanted to serve food that tasted just the same in Alaska as it would in Alabama.

To achieve this, he chose a unique path: persuading both franchisees and suppliers to buy into his vision, working not for McDonald's but for themselves, together with McDonald's. He promoted the slogan, "In business for yourself, but not by yourself." His philosophy was based on the simple principle of a 3-legged stool: one leg was McDonald's franchisees; the second, McDonald's suppliers; and the third, McDonald's employees. The stool was only as strong as the three legs that formed its foundation.

They were looking for a new franchising agent and Kroc saw an opportunity. In 1955, he founded McDonald's System, Inc., a predecessor of the McDonald's Corporation, and six years later bought the exclusive rights to the McDonald's name and operating system. By 1958, McDonald's had sold its 100 millionth hamburger.

In 1961, Kroc launched a training program, later called Hamburger University, at a new McDonald's restaurant in Elk Grove Village, Illinois. There, franchisees were trained on the proper methods for running a successful McDonald's restaurant. Hamburger U utilized a research and development laboratory in nearby Addison, Illinois to develop new cooking, freezing, storing and serving methods. Today, more than 275,000 franchisees, managers, and employers have graduated from the program.

ABOUT THE TENANT



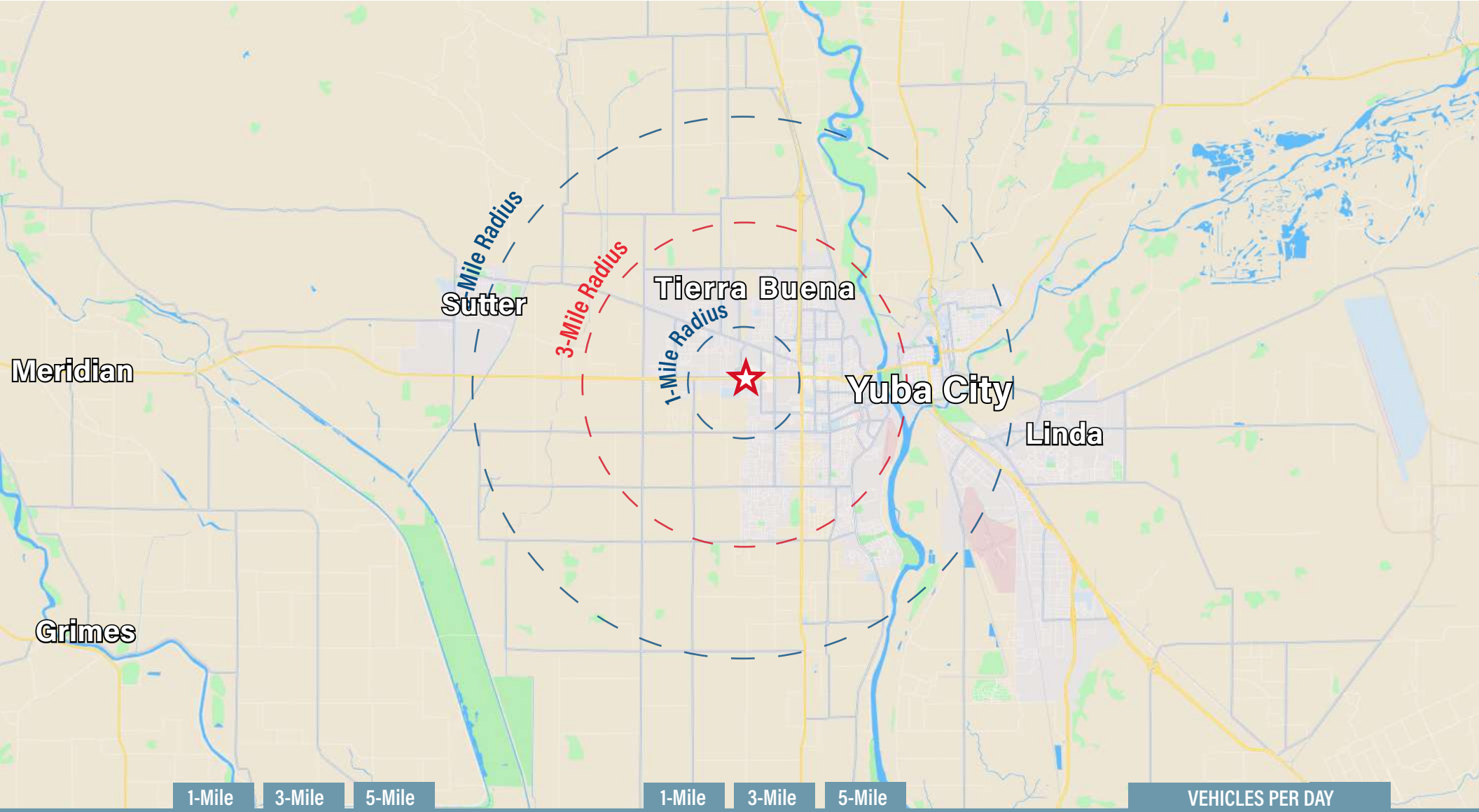
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	7,942	64,190	92,417	2010 Households	2,785	21,770	31,354	Colusa Hwy:	±34,500/VPD
2019 Population	7,958	66,744	95,279	2019 Households	2,789	22,696	32,401	Harter Pkwy:	±12,248/VPD
2024 Population	8,127	68,625	98,301	2024 Households	2,846	23,333	33,458		

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and it should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.

If you have no interest in the subject property, please promptly return this offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained

herein is not a substitute for a thorough due diligence investigation.

We have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the

accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to the sender.

contact us:

Jennifer Stein

Listing Agent

SCLIC: #92811

213.446.5366

jstein@jdsreservices.com

Sean Stephenson

Senior Advisor

AZLIC: SA672380000

619.944.6477

sean@retail1031.com

Steven Davis

Founder & Managing Partner

AZLIC: BR101032000

602.625.8338

steven@retail1031.com