

**Sale Leaseback Triple Net Leased Farmer Boys Drive Thru
Restaurant Adjacent to Major Shopping Center With 27,975 ADT
3908 Mitchell Rd, Ceres CA 95307**



Sale Price: \$3,400,000 | CAP Rate: 6.35%

Size: 3,000 SF | Lot Size: 0.5 AC (21,645 SF)

TABLE OF CONTENTS

Executive Summary/Property Detail	1
Offering Summary	2
Retail Trade Area	3
Aerial (Access)	4
Local Aerial	5
Regional Map	6
Demographics	7
Disclaimer	8

Exclusively Listed By:

David Quinonez

DRE# 01853323

209.614.5653 / davidq@pmz.com

Josh Bower

DRE# 01905264

209.988.8428 / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com





EXECUTIVE SUMMARY

3908 Mitchell Rd
Ceres, CA 95307



2024 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

134,763

Population

38,333

Households

\$81,041

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	3908 Mitchell Rd Ceres CA 95307
NUMBER OF BUILDINGS	1
TOTAL BUILDING SIZE	3,000 SF
LOT SIZE	0.5 AC (21,645 SF)
ZONING	C-2 General Commercial
YEAR BUILT	2008

HIGHLIGHTS

- Across the street from the Ceres Gateway Center, with notable tenants including a Walmart Supercenter, Tractor Supply, In-N-Out Burger, and others
- Brand new 20-year lease
- Operated by top performing Farmer Boys operator
- Strong brand, with over 100 locations throughout the U.S.
- Mitchell Rd location with approximately 27,975 ADT
- Immediate freeway access
- Nearby National retailers
- High demand QSR
- Built in 2008



OFFERING SUMMARY

3908 Mitchell Rd
Ceres, CA 95307

\$3,500,000

List Price

6.17%

Cap Rate

**20 Year
Lease**

Lease Term



FINANCIAL

List price	\$3,400,000
NOI	\$216,000
Cap Rate	6.35%
Price/SF	\$1,133.33
Rent/SF (Annually)	\$72.00
Rent increases (every 10 years)	10%

OPERATIONAL

Lease Type (Sale Leaseback)	NNN
Guarantor	Franchisee's corporation
Lease term (upon close of escrow)	20 years
Renewal Options	Two (2), Five(5)- year options
Rentable SF	3,000 SF
Lot Size	0.4969 AC (21,645 SF)
Year Built	2008

[illegible]

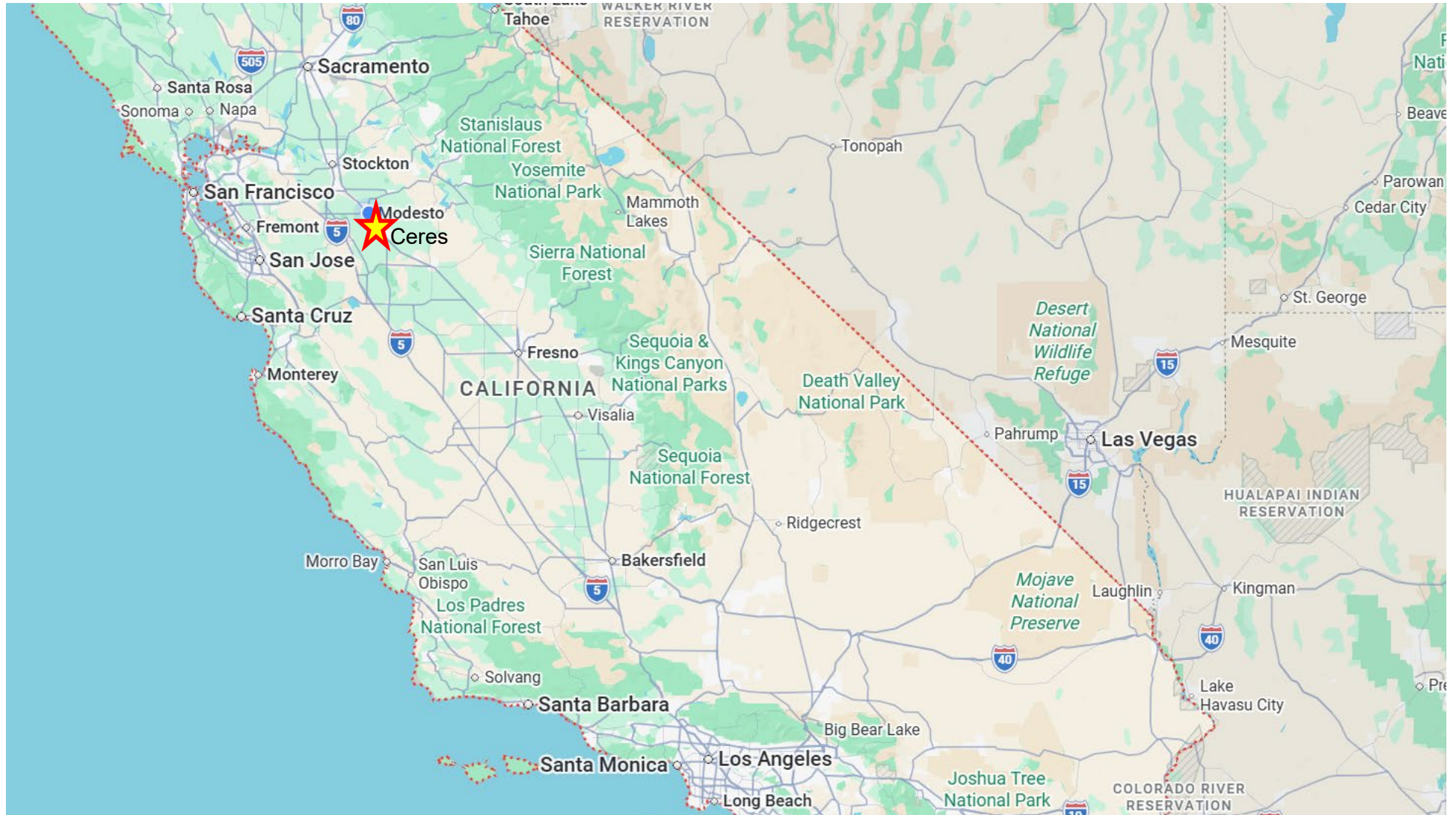
AERIAL VIEW (ACCESS)



LOCAL AERIAL VIEW



Regional Map



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	6,975	59,882	134,763
Growth 2024-2029	0.09%	-0.09%	-0.345%
Growth 2020-2024	0.32%	-0.49%	-1.73%
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2024-2029	0.10%	-0.11%	-0.38%
Growth 2020-2024	0.29%	-0.53%	-1.85%
2024 Average HH Income	\$79,868	\$83,574	\$81,041

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
Mitchell Rd (N)	E Service Rd	2024	27,952	0.06
Mitchell Rd (N)	E Service Rd	2025	27,975	0.06
E Service Rd	Moore Rd	2025	5,165	0.07
E Service Rd	El Camino Ave	2025	12,933	0.18
E Service Rd	El Camino Ave	2024	13,072	0.19
Mitchell Rd (S)	E Service Rd	2024	25,789	0.06
Mitchell Rd (S)	E Service Rd	2025	25,819	0.06
E Service Rd	Esmer Rd	2024	4,148	0.13

DISCLAIMER

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Exclusively Listed By:

David Quinonez
DRE# 01853323
209.614.5653 / davidq@pmz.com

Josh Bower
DRE# 01905264
209.988.8428 / jbower@pmz.com



1120 Scenic Dr / Modesto, CA 95350
pmzcommercial.com

