



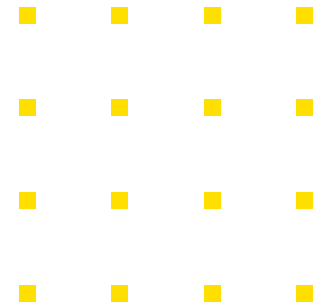
FOR SALE

Garden Fresh Gourmet (HQ)

Ferndale, MI

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GARDEN FRESH
GOURMET®

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Executive summary

Savills is pleased to offer for sale a 95,718 square-foot six (6) building headquarters campus located in Ferndale, MI. The subject property is 100% occupied by Garden Fresh Gourmet.

The lease is on a NNN basis, whereby Landlord is only responsible for repair and replacement of roof & structure. Tenant recently exercised its first 5-year renewal option. The next option period contains a FMV rent adjustment.

Founded in 1997, Garden Fresh Gourmet is the #1 branded refrigerated salsa in the United States, with a product line spanning hummus, dips, tortilla chips, and soup. Garden Fresh Gourmet has been headquartered at this location since inception. This site also serves as the main manufacturing plant for the company for its salsa, hummus, and dips, utilizing a cold/refrigerated production environment throughout most of the footprint.

Investment Highlights

1. Longtime Historical Occupancy: Garden Fresh Gourmet has been headquartered and operating out of this site for nearly three decades
2. Inflation Hedging & NOI Growth: FMV rent increase in the next option period
3. Below market rent of \$5.52 PSF (Ferndale industrial market within 3-mile radius: \$8.50 PSF)
4. Densely populated area with over 400,000 residents within a 5-mile radius of subject property
5. Six (6) drive-ins and ample parking (1.34/1,000 sq ft)
6. Only 25-minute drive from Detroit Metro International Airport (DTW)
7. Low industrial vacancy rate of 4.1% within a 3-mile radius of subject property
8. Benefits from municipally upgraded electrical service installed to meet the Tenant's production requirements





Financial overview

Net operating income

PRICE	PRICE / SF	CAP RATE	RENTABLE SF
\$7,000,000	\$73	7.04%	95,718

Year One NOI 6/2026 - 5/2027	Monthly	Per SF
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Total Base Rent		\$528,000.00	\$44,000.00	\$5.52
Scheduled Base Rental Revenue		\$528,000.00	\$44,000.00	\$5.52
Expense Reimbursement Revenue				
Real Estate Taxes		\$0.00	\$0.00	\$0.00
Insurance		\$0.00	\$0.00	\$0.00
Common Area Maintenance & Repairs		\$0.00	\$0.00	\$0.00
Total Expense Reimbursement Revenue		\$0.00	\$0.00	\$0.00
Gross Potential Income		\$528,000.00	\$44,000.00	\$5.52
Effective Gross Income		\$528,000.00	\$44,000.00	\$5.52
Operating Expense Estimates				
Real Estate Taxes		\$0.00	\$0.00	\$0.00
Insurance		\$0.00	\$0.00	\$0.00
Common Area Maintenance & Repairs		\$0.00	\$0.00	\$0.00
Total Common Area Expenses		\$0.00	\$0.00	\$0.00
Management/Administrational Fee	3.0%	\$15,840.00	\$1,320.00	\$0.17
Replacement Reserve	\$0.20	\$19,143.60	\$1,595.30	\$0.20
Total Expenses		\$34,983.60	\$2,915.30	\$0.37
Net Operating Income		\$493,016.40	\$41,084.70	\$5.15

Lease abstract

Garden Fresh Gourmet

Tenant	Garden Fresh Gourmet Real Estate LLC
Guarantor	Garden Fresh Gourmet Real Estate LLC
Size	95,718
Lease Type	NNN (Roof & Structure)
Start Date	11/1/2021
Year One Rent	\$528,000
Initial Lease Term	5
Lease Term Remaining	5.5 (Renewal Notice just provided)
Escalations	Market rent adjustment in next Option Period
Renewal Options	Four 5-year options remain
Right of First Offer	Yes, 30 days. Must sell at 90% or greater of Offer Price within 6 months and close 90 days thereafter. ROFO resets otherwise.
Operating Expenses	
Taxes	Tenant shall pay all real estate taxes
Insurance	Tenant shall pay all insurance premiums
CAM	Tenant shall pay for common area maintenance
Utilities	Tenant shall pay for its use of utilities
Landlord Responsibilities	Repair and replacement of roof & structure
Assignment and Sublease	Tenant may not sublet/assign without Landlord consent, which shall not be unreasonably withheld (with a few exceptions).



Cash flow schedule

Year 1

Sales Price		\$7,000,000
Down Payment	30%	\$2,100,000
Loan Amount		\$4,900,000
Interest Rate		6.00%
Amortization		25
Net Operating Income		\$493,016
<u>Cash Flow Analysis</u>		
Proposed Annual Debt Service		(\$378,849)
Debt Coverage Ratio		1.30
Net Cash Flow After Debt Service		\$114,167
Year One Cash on Cash Return		5.44%
CAP Rate		7.04%
Price per Square Foot		\$73



Location summary

Location summary

Ferndale, Michigan is an established inner-ring suburb located immediately north of Detroit along the Woodward Avenue corridor, within Oakland County. The property sits within a dense, infill commercial and light industrial node with strong regional accessibility via I-696 and US-10, and is proximate to the labor pools of Detroit, Royal Oak, and Hazel Park. Ferndale has undergone significant revitalization over the past decade, with a diversified local economy anchored by small business, food and beverage, and creative industries. The property is situated within one of metro Detroit's most employment-dense corridors, with immediate proximity to Corewell Health's William Beaumont University Hospital in Royal Oak, the Southfield office market, and the broader Oakland County automotive and manufacturing base anchored by General Motors, Stellantis, Ford, and their supplier networks. The subject property is only 25 minutes from Detroit Metro Airport (DTW) and benefits from a dense population with over 400,000 residents within a 5-mile radius.

HIGHLIGHTS

- Subject property sits roughly 0.5 miles from I-696 / I-75 interchange, approx. 1-2 minutes from direct freeway access
- 25-minute drive to/from Detroit Metro Airport (DTW)
- Over 400,000 residents within a 5-mile radius
- Very healthy 4.1 industrial vacancy rate within 3-mile radius
- Employment-dense corridor benefitting from William Beaumont Hospital in Royal Oak, the Southfield office market, and the broader Oakland County automotive and manufacturing base anchored by General Motors, Stellantis, Ford, and their supplier networks



Map of Properties



Property Layout

Garden Fresh HQ Campus

Bldgs	Address	Square Footage	Land Area	Bldg Height (ft)	Percentage of Total SF
1	1220 E 9 Mile Road, Ferndale, MI	19,722	1.134*	16.0	21%
3	1501-1503 & 1505 Bonner Street, Ferndale, MI	66,793	2.880*	31.0 / 27.0	70%
1	1541 Bonner Street, Ferndale, MI	2,097	0.111*	16.7	2%
1	1515 Bonner Street, Ferndale, MI	7,106	0.382*	38.0	7%
Totals		95,718	4.507	70.70	100%
Occupied		95,718	100%		
Vacant		-	0%		

* Obtained from original surveys



Tenant summary



Tenant **summary**

Garden Fresh Gourmet

Garden Fresh Gourmet is a Michigan-based manufacturer of refrigerated salsa, hummus, tortilla chips, dips, and specialty deli products with more than 20 years of operating history. Founded in Ferndale, Michigan by Jack and Annette Aronson, the company began as a small-batch salsa operation in a local barbecue restaurant and has since grown into America's #1 refrigerated salsa brand. The company serves national grocery retailers and foodservice customers through a portfolio of premium refrigerated products recognized for quality, freshness, and innovation.

Garden Fresh Gourmet produces a broad range of refrigerated foods including salsa, hummus, tortilla chips, dips, and prepared deli offerings. The company emphasizes premium ingredients, small-batch production methods, and culinary innovation, with products crafted using fresh vegetables, chickpeas, tahini, and non-GMO corn. Garden Fresh Gourmet has expanded its product lineup with chef-inspired flavors and health-conscious offerings while maintaining a focus on freshness and quality. The company became part of Campbell Soup Company in 2015, strengthening its national distribution footprint and positioning within the fast-growing fresh foods category.

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