

OFFERED UNPRICED – CALL FOR OFFERS – DATE TBD

# THE 'TRIPLE CROWN' QSR PORTFOLIO



Marcus & Millichap  
THE BITONTI GROUP

## A Generational Ground Lease Investment Opportunity

This generational A+ trophy portfolio offers an unbeatable trio—Chick-fil-A, In-N-Out, and Dutch Bros—located at the northeast corner of N Tustin Avenue and 17th Street, the gateway between Santa Ana and Tustin. The portfolio comprises three distinct 1+ acre tax parcels, each held in 100% fee-simple ownership, and delivers hands-off, corporate-backed ground leases with 10% rent escalations every five years for dependable, inflation-protected income.

### Environmental Remediation

Property will be sold 'As-Is', with Buyer assuming responsibility for ongoing environmental remediation. Full documentation is available in the virtual data room upon execution of a Confidentiality Agreement.

### New 2026 Prototype Construction

Brand new construction features Dutch Bros' 2026 prototype design with double drive-thru, optimized for maximum vehicle stacking. Construction start date estimated June 1, 2026, with rent commencement estimated December 2026.

### EXCLUSIVELY LISTED BY

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### Chick-fil-A

1701 N. Tustin Ave, Santa Ana, CA 92705	
NOI	\$198,000
Year Built	2021
Building	4,777 SF
Land	1.19 Acres
Drive Thru	Double Lane
Patio	800 SF

### In-N-Out

1809 N. Tustin Ave, Santa Ana, CA 92705	
NOI	\$176,000
Year Built	2021
Building	3,665 SF
Land	1.08 Acres
Drive Thru	Single Lane
Patio	301 SF

### Dutch Bros

1862 N. Tustin Ave, Santa Ana, CA 92705	
NOI	\$180,000
Year Built	2026
Building	950 SF
Land	1.27 Acres
Drive Thru	Double Lane

Contact the listing brokers for additional information and access to the offering memorandum.