



FOR SALE

DRIVE-THRU RESTAURANT PORTFOLIO

11 Single-Tenant QSR Properties | Central & Southern California

OFFERED BY



ANTHONY GONZALEZ

C: (562) 754-6524

T: (562) 296-1311

agonzalez@incocommercial.com

DRE Lic. 02052380



STEVE JONES

T: (714) 636-9800

steve@olympiacorp.net

DRE Lic. 01841959

**THE JAGER
COMPANY, LTD.**

BILL JAGER

T: (949) 280-0758

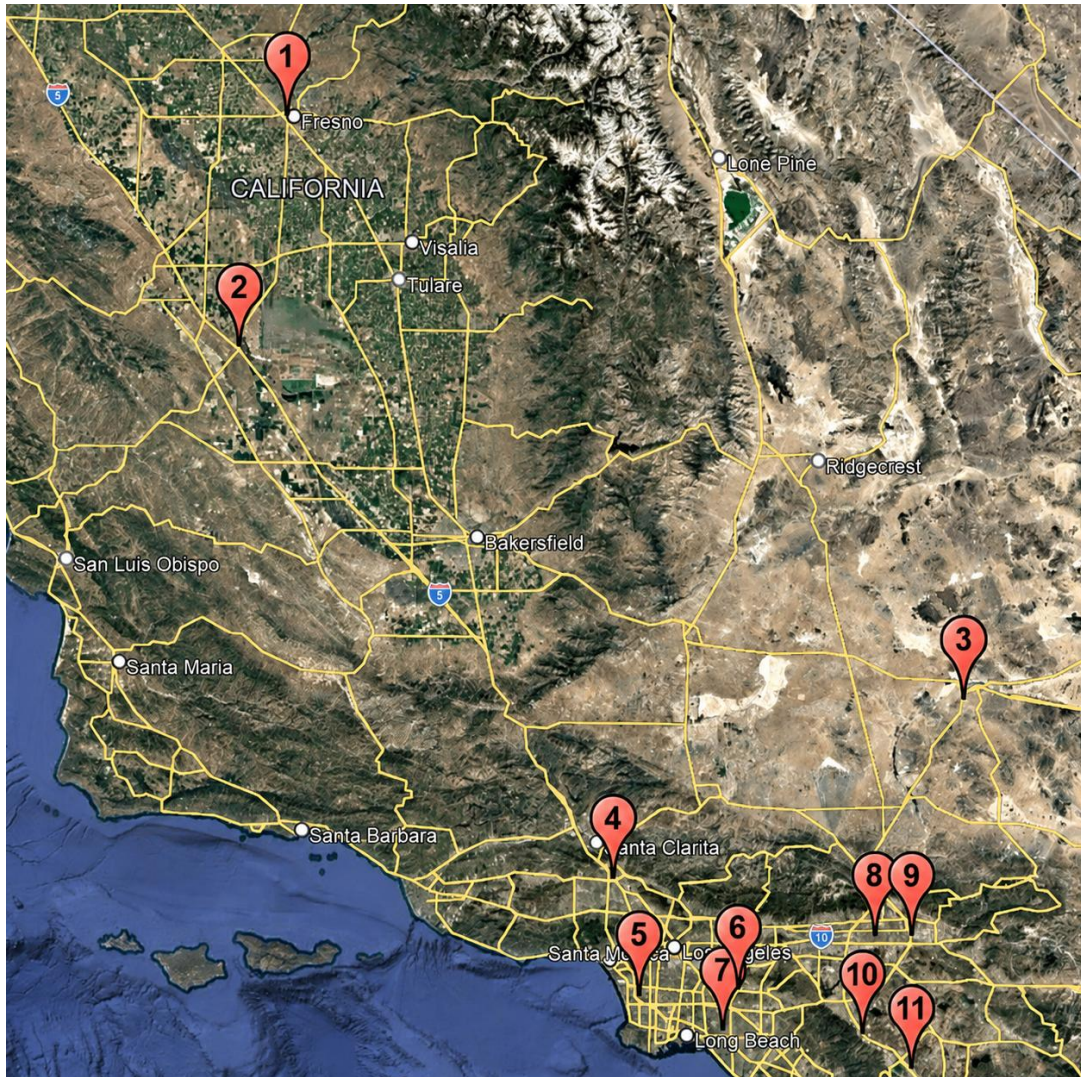
jagerco@gmail.com

DRE Lic. 0132821

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MAP OF SUBJECT SITES



SUBJECT SITES

- 1 217 N Abby St., Fresno
- 2 33300 Hubert Way, Kettleman City
- 3 2856 Lenwood Rd., Barstow
- 4 11509 Laurel Cyn Blvd., San Fernando
- 5 14208 Hawthorne Blvd., Hawthorne
- 6 6022 Chapman Ave., Garden Grove
- 7 701 S Beach Blvd., La Habra
- 8 8924 Sierra Ave., Fontana
- 9 524 W Inland Center Dr., San Bernardino
- 10 23740 Temescal Cyn., Corona
- 11 251 Diamond Dr., Lake Elsinore

CONFIDENTIALITY & DISCLOSURE STATEMENT

This Offering Memorandum has been prepared for use by a limited number of parties and is intended solely for the purpose of evaluating a possible transaction regarding the drive-thru restaurant portfolio described herein (the “Portfolio”). It does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require in evaluating the Portfolio.

By accepting this Memorandum, the recipient agrees that this Memorandum and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence, and that the recipient will not disclose this Memorandum or any of its contents to any other party without the prior written authorization of the party furnishing this information.

The information contained herein has been obtained from sources believed to be reliable. However, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Portfolio.

Prospective purchasers should conduct their own independent investigation and rely on their own experts to verify all information, including but not limited to: income and expenses, physical condition, square footage, zoning, land use, environmental matters, and lease terms prior to the close of any transaction.

This Memorandum is not intended to be, and shall not be construed as, an offer to sell or a solicitation of an offer to buy any securities. The ownership reserves the right, at its sole discretion, to withdraw the Portfolio from the market, change pricing or terms, or reject any and all offers.

EXECUTIVE SUMMARY

Offering Overview

We are pleased to present the opportunity to acquire a portfolio comprised of 11 single-tenant, drive-thru restaurant properties leased to Carl's Jr.. The Portfolio spans throughout central and southern California. **This sale is offered only as a portfolio sale** and upon execution of an NDA we can provide a lease abstract of the portfolio along with other relevant lease and tax documents.

11
PROPERTIES

39,128 SF
TOTAL BUILDING AREA

11.08 AC
TOTAL LAND AREA

MARKET
ASKING PRICE

MARKET OVERVIEW

The portfolio's eleven properties trace a real cross-section of where California's drive-thru business happens: the Central Valley (Fresno, Kettleman City), the I-15 corridor through the High Desert and Inland Empire (Barstow, Fontana, San Bernardino, Corona, Lake Elsinore), and the built-out core of Los Angeles and Orange County (Hawthorne, San Fernando, Garden Grove, La Habra). Several sites are located on major traffic corridors. Corona and Lake Elsinore each enjoy well over 130,000 vehicles a day within a quarter mile of the property. The San Fernando property #4 is located a tenth of a mile off the Golden State Freeway's 160,000+ daily traffic count. The four LA/OC sites are true infill, with populations of 420,000 to 630,000+ within 5 miles and household incomes exceeding six figures across the board.

In California, obtaining entitlements for a new drive-thru is often a lengthy and challenging process, making existing drive-thru locations increasingly scarce and valuable. These 11 well-positioned properties offer an investor or investors the flexibility to maintain the existing tenancy or, upon vacancy, to reposition, renovate, or re-tenant the properties with another quick-service restaurant concept while preserving the valuable drive-thru entitlements.

This scarcity is central to the portfolio's investment appeal. Each property has already cleared regulatory hurdles that a new development would need to overcome and is located within a trade area featuring population density and household incomes well above national averages. Together, these characteristics provide meaningful downside protection compared with drive-thru assets in lower-barrier markets. The portfolio also benefits from the durability of the quick-service restaurant sector, where convenient, affordable, drive-thru-oriented concepts have historically performed across economic cycles—helping drive a continued healthy increase in value.

INVESTMENT HIGHLIGHTS

- **11-Property, Multi-Market Portfolio**
Geographically diversified drive-thru restaurant assets across Southern and Central California, from Fresno in the north to Corona in the south.
- **High-Traffic, Signalized Corridor Locations**
Sites front major commercial corridors with daily traffic counts ranging from roughly 7,000 to over 175,000 vehicles per day.
- **Established, Improved Real Estate**
Average building size of approximately 3,557 SF on an average lot size of 1 acre well suited for continued restaurant use or redevelopment.
- **Strong Surrounding Demographics**
Sites are positioned within dense trade areas; several locations report 5-mile populations exceeding 400,000 residents.
- **Infill Southern California Real Estate**
Several parcels sit within high-barrier-to-entry infill markets with limited competing drive-thru inventory.

TENANT OVERVIEW

Carl's Jr. / CKE Restaurant Holdings, Inc.

Carl's Jr. is one of the flagship brands of CKE Restaurants Holdings, Inc., the parent company of Carl's Jr., Hardee's, Green Burrito, and Red Burrito, all headquartered in Franklin, Tennessee. The brand traces its roots to 1941, when founders Carl and Margaret Karcher started from a single hot dog cart in Los Angeles, Ca. That modest beginning grew into Carl Karcher Enterprises, Inc., formally incorporated in 1964, and eventually into the Carl's Jr. brand recognized today for premium menu items.

Today, Carl's Jr. operates alongside sister brand Hardee's under the CKE umbrella, with Carl's Jr. concentrated primarily in the western United States and Hardee's serving southern and eastern markets — together forming one of the largest quick-service restaurant platforms in the country. Combined, CKE's brands operate more than 3,800 franchised and company-operated restaurants across 44 states and 43 foreign countries and U.S. territories, supported by a long-tenured franchisee base and established corporate operations.

CKE Restaurants Holdings is owned by Roark Capital Group, an Atlanta-based private equity firm with a deep, multi-decade concentration in franchised and multi-unit restaurant brands, including affiliated concepts such as Arby's, Buffalo Wild Wings, Sonic, and Dunkin'. Roark's ownership and sector expertise provide institutional backing and operational continuity, reinforcing Carl's Jr.'s profile as a stable, recognizable tenant for net lease investors.

3,800+

SYSTEM-WIDE LOCATIONS

44

U.S. STATES

43

COUNTRIES / TERRITORIES

1941

BRAND FOUNDED

PORTFOLIO SUMMARY

SITE NUMBER	PROPERTY ADDRESS	CITY	BLDG SF	LAND AC
1	217 N Abby St.	Fresno	3,364	0.99
2	33300 Hubert Way	Kettleman City	4,201	1.02
3	2856 Lenwood Rd.	Barstow	4,962	1.97
4	11509 Laurel Cyn Blvd.	San Fernando	3,372	0.78
5	14208 Hawthorne Blvd.	Hawthorne	2,761	0.83
6	6022 Chapman Ave.	Garden Grove	2,000	0.61
7	701 S Beach Blvd.	La Habra	4,318	0.81
8	8924 Sierra Ave.	Fontana	4,145	1.32
9	524 W Inland Center Dr.	San Bernardino	3,003	0.60
10	23740 Temescal Cyn.	Corona	3,590	1.15
11	251 Diamond Dr.	Lake Elsinore	3,412	0.99
PORTFOLIO TOTAL		11 Properties	39,128	11.08



217 NORTH ABBY STREET, FRESNO CA

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
N Abby St	Divisadero St S	11,059	.10 mi
N Blackstone Ave	E Voorman Ave N	6,863	.12 mi
Divisadero St	N Effie St E	8,121	.15 mi
E McKenzie	N Effie St W	3,072	.15mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	217 N Abby St., Fresno
PROPERTY TYPE	Restaurant
BUILDING SIZE	3,364 SF
LOT SIZE	43,125 SF/ 0.99 AC
PARCEL NUMBERS	459-251-28
ZONING	C-6 Heavy Commercial
LAND USE	Corridor/Center Mixed Use

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	21,532	156,597	338,153
2024 Population	21,845	156,762	339,775
Median Age	33.2	32.0	31.9

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$43,316	\$55,127	\$61,907
Median Household Income	\$27,957	\$38,144	\$44,816



33300 HUBERT WAY, KETTLEMAN CITY

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Bernard Dr	State Rte 41 W	14,294	.07 mi
CA 12	----	7,837	.07 mi
State Rte 41	Hubert Way S	7,061	.15 mi
41	----	21,373	.19 mi
West Side Frwy	----	40,500	.46 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	33300 Hubert Way, Kettleman City
PROPERTY TYPE	Restaurant
BUILDING SIZE	4,201 SF
LOT SIZE	44,600 SF/ 1.02 AC
PARCEL NUMBERS	042-360-003-000
ZONING	CH (Highway Commercial)
LAND USE	Transportation Commercial

POPULATION

	3 Mile	5 Miles	10 Miles
2020 Population	896	999	13,137
2025 Population	646	721	13,197
Median Age	31.8	31.9	39

INCOME

	3 Mile	5 Miles	10 Miles
Avg Household Income	\$65,083	\$64,764	\$62,927
Median Household Income	\$47,500	\$47,433	\$50,035



2856 LENWOOD RD., BARSTOW

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Lenwood Rd	I 15 Ofrrp N NW	12,507	.09 mi
15	---	71,915	.12 mi
Lenwood Rd	---	57,026	.19 mi
Commerce Pkwy	Lenwood Rd SW	6,937	.36 mi
Lenwood Rd	High Desert Rd. SE	13,025	.68 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	2856 Lenwood Rd., Barstow
PROPERTY TYPE	Restaurant
BUILDING SIZE	4,962 SF
LOT SIZE	85,813 SF/ 1.97 AC
PARCEL NUMBERS	0421-313-45
ZONING	C-2 (Commercial)
LAND USE	General Commercial

POPULATION

	3 Mile	5 Miles	10 Miles
2020 Population	6,267	24,341	35,390
2025 Population	6,862	26,306	38,790
Median Age	36.1	33.2	33.6

INCOME

	3 Mile	5 Miles	10 Miles
Avg Household Income	\$93,751	\$77,540	\$77,330
Median Household Income	\$81,807	\$63,352	\$60,994



11509 LAUREL CANYON RD., SAN FERNANDO

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Rinaldi St	Laurel Cyn Blvd SW	29,645	.08 mi
Rinaldi St	Laurel Cyn Blvd SE	31,227	.08 mi
Laurel Canyon Blvd	San Fernando Mission Blvd SE	31,794	.09 mi
W San Fernando Mission Blvd	I-5 SW	23,768	.14 mi
Golden State Frwy	Brand Blvd SE	164,811	.16 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	11509 Laurel Cyn Blvd., San Fernando
PROPERTY TYPE	Restaurant
BUILDING SIZE	3,372
LOT SIZE	34,071 SF/ 0.78 AC
PARCEL NUMBERS	2613-027-019
ZONING	LAC2
LAND USE	Commercial and Services

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	23,613	242,865	490,071
2025 Population	21,848	227,923	474,607
Median Age	38.2	38.2	38.1

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$102,814	\$110,799	\$110,379
Median Household Income	\$80,394	\$86,596	\$84,006



14208 HAWTHORNE BLVD., HAWTHORNE

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Hawthorne Blvd	Rosecrans Ave S	36,652	.03 mi
Rosecrans Ave	Mansel Ave W	32,493	.20 mi
Hawthorne Blvd	W 147th St S	38,477	.23 mi
Hawthorne Blvd	138 th St N	36,652	.25 mi
Rosecrans Ave	Firmona Ave E	35,049	.30 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	14208 Hawthorne Blvd., Hawthorne
PROPERTY TYPE	Restaurant
BUILDING SIZE	2,761 SF
LOT SIZE	35,944 SF/ 0.83 AC
PARCEL NUMBERS	4077-004-041
ZONING	C-2
LAND USE	Regional Commercial

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	51,663	294,975	651,138
2025 Population	50,384	283,373	632,536
Median Age	37.8	39.1	39.9

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$106,013	\$119,523	\$122,813
Median Household Income	\$82,438	\$90,186	\$91,893



6022 CHAPMAN AVE., GARDEN GROVE CA

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Valley View St	Santa Catalina Ave N	43,758	.17 mi
Valley View St	Belgrave Ave N	40,391	.22 mi
Valley View St	Noumea St N	41,197	.30 mi
Valley View St	Orangewood Ave NE	51,203	.49 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	6022 Chapman Ave., Garden Grove
PROPERTY TYPE	Restaurant
BUILDING SIZE	2,000 SF
LOT SIZE	26,410 SF/ 0.61 AC
PARCEL NUMBERS	224-251-15
ZONING	C-2 Community Commercial Zone
LAND USE	RC2 Residential/Commercial Mixed Use 2

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	20,579	194,933	583,024
2025 Population	19,479	192,229	575,497
Median Age	45.3	41.5	41.8

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$166,319	\$128,508	\$122,688
Median Household Income	\$142,329	\$101,406	\$96,218



701 SOUTH BEACH BLVD., LA HABRA

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
W Lambert Rd	W Lambert Rd SE	38,217	.04 mi
W Lambert Rd	Whitebook Dr E	35,032	.05 mi
S Beach Blvd	W Lambert Rd S	34,828	.07 mi
S Beach Blvd	Sheffield Dr S	40,379	.07 mi
S Beach Blvd	Fashion Square Ln S	54,116	.07 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	701 S Beach Blvd., La Habra
PROPERTY TYPE	Restaurant
BUILDING SIZE	4,318 SF
LOT SIZE	35,501 SF/ 0.81 AC
PARCEL NUMBERS	018-431-37
ZONING	C-2 Commercial
LAND USE	Commercial Highway

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	28,306	170,846	436,063
2025 Population	27,819	165,202	422,702
Median Age	39.7	41.8	40.6

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$120,066	\$136,425	\$132,805
Median Household Income	\$101,669	\$109,645	\$107,454



8924 SIERRA AVE., FONTANA

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Merrill Ave	Newport Ave E	12,534	.15 mi
Merrill Ave	Bennett Ave E	12,531	.18 mi
Mango Ave	Orange Way N	5,567	.38 mi
Mango Ave	Valencia Ave N	6,174	.45 mi
Randall Ave	Acacia Ave E	8,387	.49 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	8924 Sierra Ave., Fontana
PROPERTY TYPE	Restaurant
BUILDING SIZE	4,145 SF
LOT SIZE	57,448 SF/ 1.32 AC
PARCEL NUMBERS	0193-151-03
ZONING	FBC (Gateway Core)
LAND USE	WMXU-3 (Downtown Core Project)

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	31,395	180,090	359,583
2025 Population	31,107	180,074	362,390
Median Age	31.9	33.5	34

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$82,722	\$103,298	\$112,662
Median Household Income	\$69,574	\$86,434	\$94,790



524 W INLAND CENTER DR., SAN BERNARDINO

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
S E St	Inland Center Dr N	12,517	.05 mi
S E St	Inland Center Dr S	14,184	.11 mi
W Mill St	S D St E	14,315	.17 mi
W Mill St	S Cresent Ave W	18,598	.22 mi
W Mill St	---	175,579	.39 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	524 W Inland Center Dr., San Bernardino
PROPERTY TYPE	Restaurant
BUILDING SIZE	3,003 SF
LOT SIZE	26,345 SF/ 0.60 AC
PARCEL NUMBERS	0141-071-73
ZONING	CG-1 (Commercial General)
LAND USE	Commercial

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	6,656	131,878	346,419
2024 Population	6,488	133,499	352,811
Median Age	33.7	32.8	33.4

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$64,442	\$73,500	\$84,391
Median Household Income	\$55,535	\$58,413	\$66,863



23740 TEMESCAL CYN., CORONA

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Corona Frwy	I-15 SE	130,890	.22 mi
Temescal Cyn Rd	Lawson Rd S	7,825	.27 mi
Temescal Cyn Rd	Lawson Rd N	3,170	.38 mi
Temescal Cyn Rd	Dawson Cyn Rd NW	3,752	.48 mi
Knabe Rd	Hunt Rd S	4,042	.87 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	23740 Temescal Cyn., Corona
PROPERTY TYPE	Restaurant
BUILDING SIZE	3,590 SF
LOT SIZE	50,094 SF/ 1.15 AC
PARCEL NUMBERS	283-170-024
ZONING	CT Commercial Tourist
LAND USE	CT Commercial Tourist

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	4,295	22,502	39,373
2025 Population	4,324	23,519	41,082
Median Age	45.4	41	39.6

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$112,268	\$148,449	\$156,740
Median Household Income	\$101,548	\$124,056	\$134,559



251 DIAMOND DR., LAKE ELSINORE

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Distance from Property
Casino Dr	Diamond Dr SE	22,007	.02 mi
E Lakeshore Dr	Elm St W	14,606	.05 mi
Diamond Dr	Casino DR SW	72,227	.11 mi
15	---	132,530	.17 mi

PROPERTY DESCRIPTION

PROPERTY ADDRESS	251 Diamond Dr., Lake Elsinore
PROPERTY TYPE	Restaurant
BUILDING SIZE	3,412 SF
LOT SIZE	43, 124 SF/ 0.99 AC
PARCEL NUMBERS	459-251-28
ZONING	C2 (General Commercial)
LAND USE	Tourist Commercial

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	6,657	47,889	118,133
2025 Population	7,328	49,249	112,243
Median Age	35.7	36.4	36.3

INCOME

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$118,982	\$120,566	\$122,246
Median Household Income	\$102,123	\$98,741	\$98,474

DRIVE THRU RESTAURANT PORTFOLIO

FOR SALE — 11 PROPERTIES — SOUTHERN & CENTRAL CALIFORNIA

CONTACT LISTING AGENTS



THE JAGER
COMPANY, LTD.



ANTHONY GONZALEZ
T: (562) 296-1311
Agonzalez@incocommercial.com
DRE Lic. 02052380

BILL JAGER
T: (949) 280-0758
Jagerco@gmail.com
DRE Lic. 0132821

STEVE JONES
T: (714) 636-9800
Steve@olympiacorp.net
DRE Lic. 01841959

For more information and a rent roll abstract on the portfolio, please contact the listing agents for a Non-Disclosure Agreement.