

CARLS JR CALIMESA

1164 Calimesa Blvd, Calimesa, CA 92320

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

1164 CALIMESA BLVD



Listing Price
\$2,550,000



Cap Rate
4.70%



Price/SF
\$901.06

FINANCIAL

Listing Price	\$2,550,000
Down Payment	49% / \$1,258,873
NOI	\$119,790
Cap Rate	4.70%
Price/SF	\$901.06
Rent/SF (Monthly)	\$3.53
Rent/SF (Annually)	\$42.33

OPERATIONAL

Lease Type	NNN Ground Lease
Guarantor	Corporate Guarantee
Lease Expiration	05/15/2028
Gross SF	2,830 SF
Rentable SF	2,830 SF
Lot Size	0.75 Acres (32,670 SF)
Occupancy	-
Year Built	2008



SECTION 2

02

PROPERTY INFORMATION

Property Details
Tenant Profiles
Regional Map
Local Map
Retailer Map
Site Plans

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Backed by CKE Restaurants Holdings, Inc.

CKE Restaurants Holdings, Inc. (CKE) is a premier quick-service restaurant operator and franchisor with a rich heritage dating back to 1941. As the parent company of Carl's Jr. and Hardee's, CKE is a well-established leader in the burger segment, known for its premium 100% Black Angus beef charbroiled burgers and innovative, high-quality menu offerings. Scale & Footprint: CKE and its franchisees operate over 3,800 Carl's Jr. and Hardee's restaurants across 44 U.S. states and 43 international markets.

Proven Operator: With more than 80 years in the restaurant industry, CKE has demonstrated resilience through multiple economic cycles. The company maintains a strong ~~focus on operational excellence, menu innovation,~~ digital transformation, and restaurant reimagining programs to drive same-store sales growth.

Corporate-Backed Lease: This location benefits from a corporate-backed lease, providing investors with the added security of CKE's substantial resources and commitment as a national operator (as opposed to a single-unit franchisee).

Brand Strength: Carl's Jr. enjoys high consumer recognition, particularly in Western and Southwestern markets, with a loyal customer base that values quality ingredients and bold flavors. The brand consistently performs well in suburban, highway-adjacent, and retail-center locations like The Shoppes at Calimesa.

Financial Stability: CKE has successfully accessed the securitization markets (e.g., Hardee's/Carl's Jr. Funding securitizations), reflecting institutional investor confidence in the company's cash flow generation from royalties, franchise fees, and company-operated units.

CKE's long-term track record, national scale, and ongoing investment in the Carl's Jr. brand make it a highly desirable tenant for ground lease investors seeking stability and performance. Suggested Placement & Integration Tips Replace or expand the current "Tenant Spotlight" in your OM with the above. You can also add a shorter version to the Investment Highlights: "Corporate-backed by CKE Restaurants, a leading QSR operator with 3,800+ locations nationwide and internationally, demonstrating nearly 18 years of successful performance at this site."

CARLS JR CALIMESA

OFFERING MEMORANDUM

Absolute NNN Ground Lease

Carl's Jr.

1164 Calimesa Blvd, Calimesa, CA 92320

INVESTMENT OVERVIEW

Investment Highlights

- Rare Corporate-Backed Absolute NNN Ground Lease with Carl's Jr. — Zero Landlord Responsibilities
- Tenant has operated successfully at this location since May 15, 2008 (nearly 18 years of proven performance)
- 20-year primary term with one 5-year renewal option — strong long-term commitment
- Prominent location within The Shoppes at Calimesa, a well-maintained, high-occupancy retail center anchored by Walgreens, Starbucks, Denny's, Subway, Dollar Tree, and others
- Excellent visibility and access along Calimesa Blvd with strong traffic and proximity to I-10
- Solid demographics in a superior family-oriented suburb with Median Household Income of \$87,181

Offering Price: \$2,550,000

Cap Rate: 4.70%

NOI / Annual Base Rent (Years 16-20): \$119,790

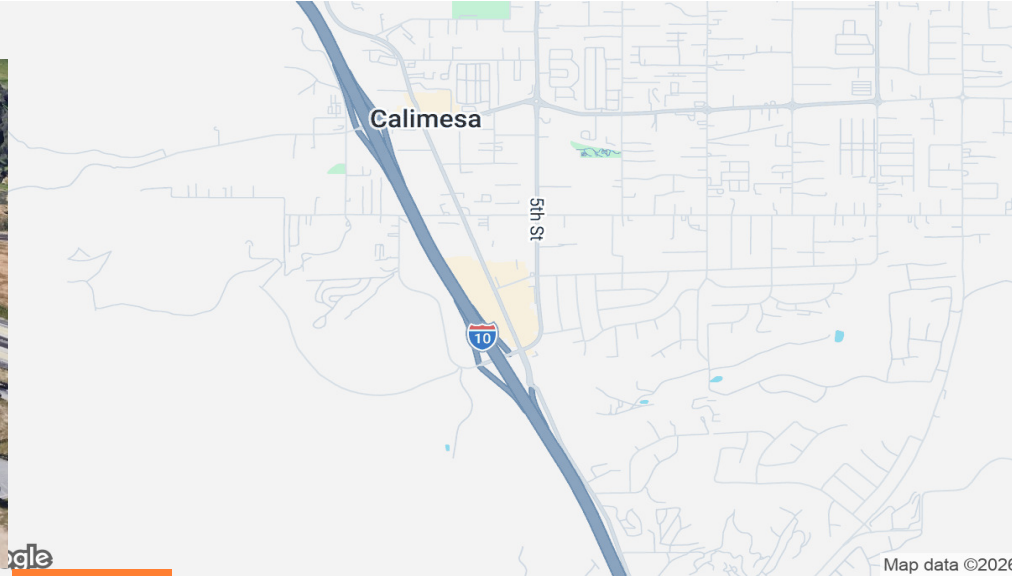
Why Ground Leases Are Ideal for Passive Investors

This absolute NNN ground lease offers true hands-off ownership:

- Tenant responsible for all taxes, insurance, maintenance, repairs, utilities, and CAM
- Predictable cash flow with built-in escalations
- Significant residual upside — at lease end or tenant transition, investor inherits the fully constructed building and improvements for re-lease or redevelopment
- Ideal for investors seeking stable, bond-like returns with real estate appreciation potential

CARLS JR CALIMESA

REGIONAL MAP



Calimesa, CA

PROPERTY & LOCATION SUMMARY

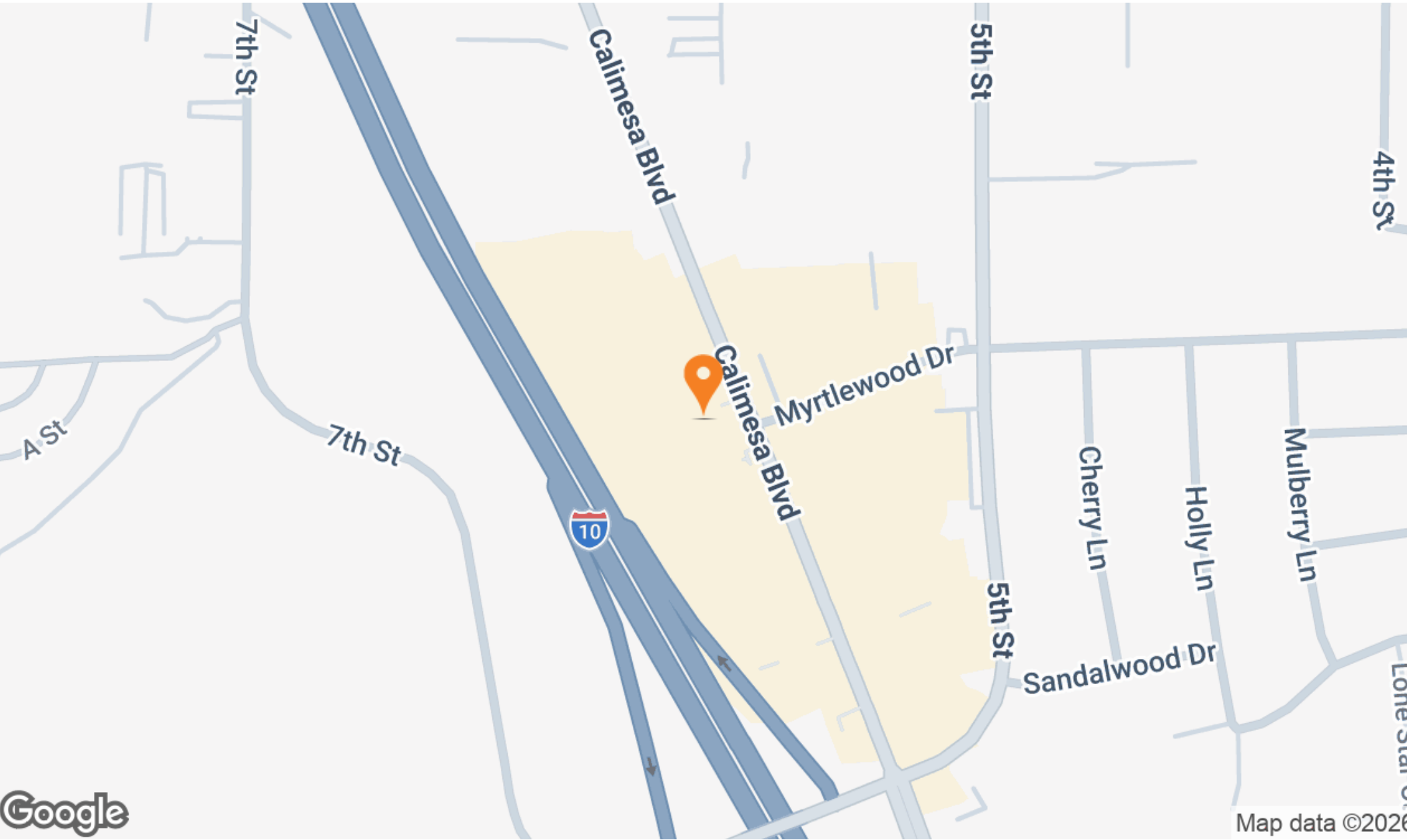
Property Details

- Address: 1164 Calimesa Blvd, Calimesa, CA 92320
- Lot Size: ~0.75 Acres
- Building: Modern ~2,911 SF Carl's Jr. with drive-thru (tenant-owned)
- Year Built: Post-2008
- Zoning: Retail/Commercial
- Parking & Access: Ample parking, excellent visibility, pylon signage

Superior Neighborhood of Calimesa

Calimesa is a charming, family-oriented suburb in Riverside County offering high quality of life with mountain views, parks, and convenient I-10 access. Demographics (2020–2024 U.S. Census)

- Population (5-mile): ~11,150+ (growing)
- Median Household Income: \$87,181



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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Lease Summary (Adapted from examples)

- Lease Commencement: May 15, 2008
- Initial Term: 20 Years
- Remaining Term: ~2+ years primary + 5-year option
- Current Rent (Years 16-20): \$119,790 / year (\$9,982.50 / month)
- Lease Type: Absolute Triple-Net (NNN) Ground Lease
- Tenant Responsibilities: All taxes, insurance, maintenance, repairs, and CAM
- Landlord Responsibilities: None
- Rent Escalations: Built-in increases per lease schedule (see excerpt below)

Financing Snapshot (at 6.00% interest, 25-year amortization, 1.20x DSCR)

- Maximum Supportable Loan: ~ \$1,291,127
- Annual Debt Service: \$99,825
- Required Equity: ~ \$1,258,873 (49.4% LTV)

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Cap Rate Chart
Price per SF Chart
Years Remaining Chart
Sale Comps

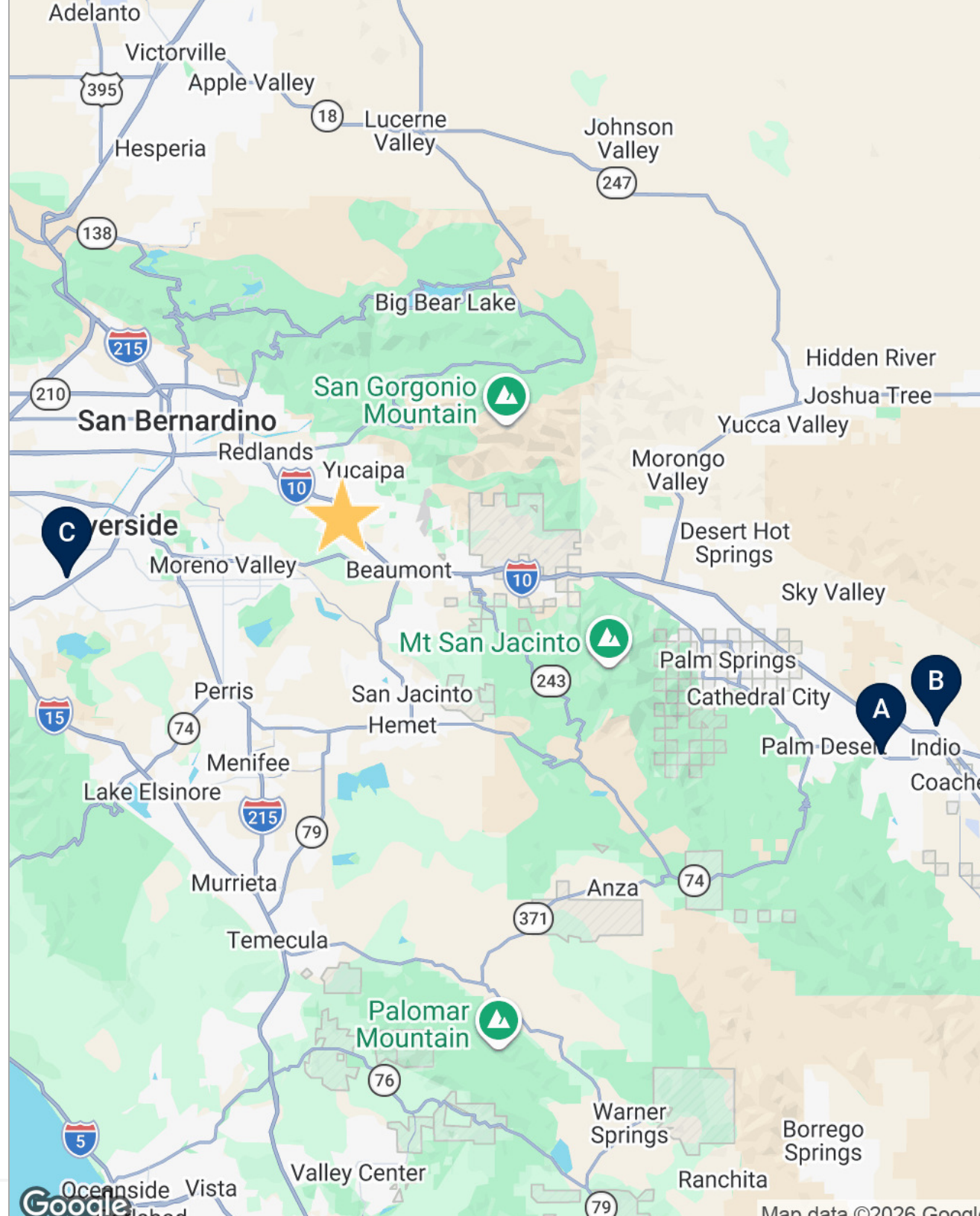
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CARLS JR CALIMESA

SALE COMPS MAP





SALE COMPS MAP

- ★ Carls Jr Calimesa
- A 78621 CA-111 Hwy
- B 41906 Jackson St
- C 9604 Magnolia Ave



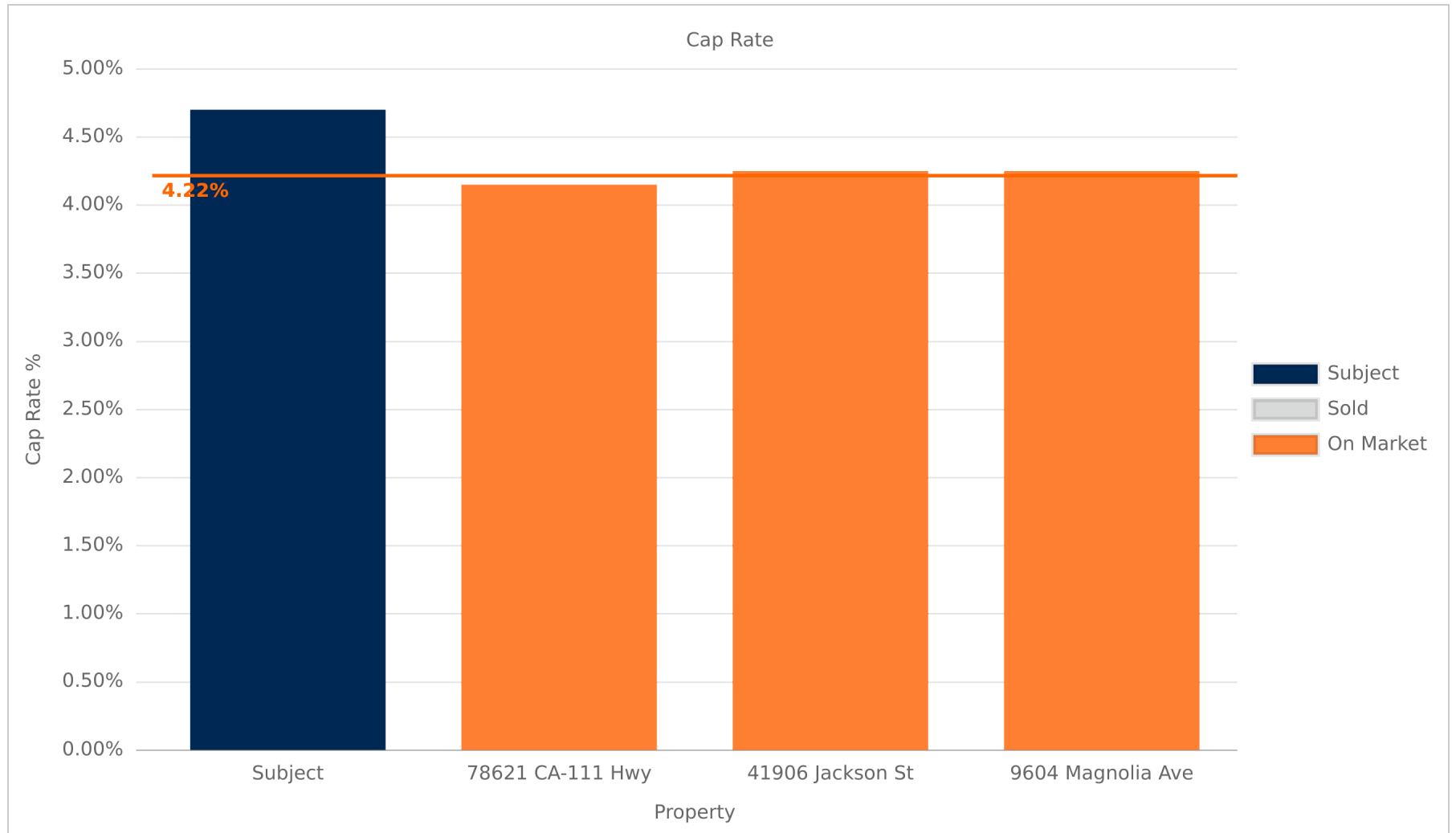
CARLS JR CALIMESA

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Carls Jr Calimesa 1164 Calimesa Blvd Calimesa, CA 92320	\$2,550,000	2,830 SF	4.70%	1	On Market
	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	78621 CA-111 Hwy La Quinta, CA 92253	\$3,450,000	2,864 SF	4.15%	-	On Market
	41906 Jackson St Indio, CA 92203	\$2,471,000	950 SF	4.25%	-	On Market
	9604 Magnolia Ave Riverside, CA 92503	\$2,800,000	950 SF	4.25%	-	On Market
	AVERAGES	\$2,907,000	1,588 SF	4.22%	-	-

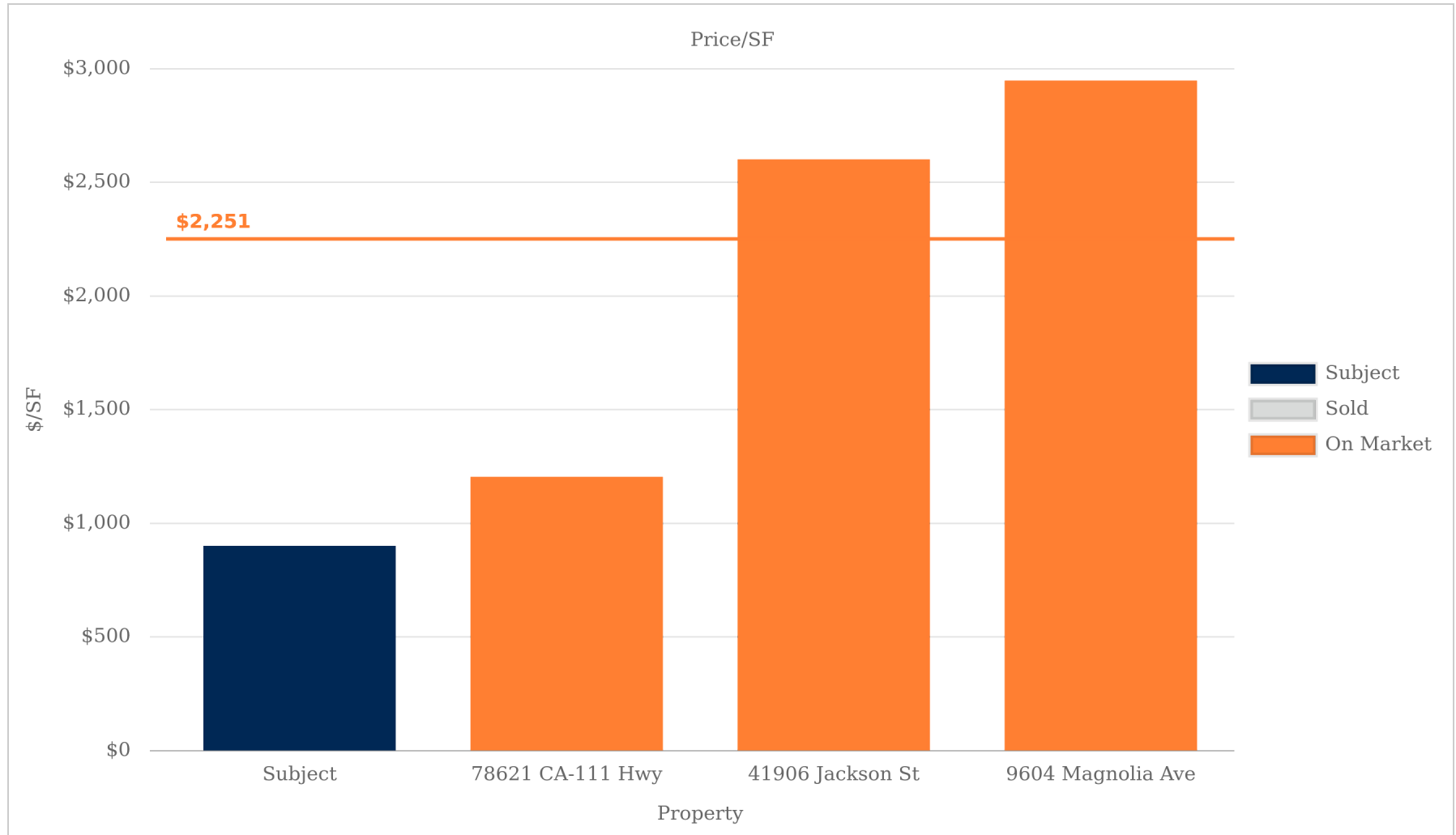
CARLS JR CALIMESA

CAP RATE CHART



CARLS JR CALIMESA

PRICE PER SF CHART



CARLS JR CALIMESA

SALE COMPS



★ Carls Jr Calimesa
1164 Calimesa Blvd, Calimesa, CA 92320

Listing Price:	\$2,550,000
Cap Rate:	4.70%
Lease Expiration:	05/15/2028
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	2,830 SF
Price/SF:	\$901.06
Lot Size:	0.75 Acres
Year Built:	2008



📍 78621 CA-111 Hwy
La Quinta, CA 92253

Listing Price:	\$3,450,000
Cap Rate:	4.15%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	2,864 SF
Price/SF:	\$1,204.61
Lot Size:	0.76 Acres
Year Built:	-

thirteen years remaining on lease

CARLS JR CALIMESA

SALE COMPS



B 41906 Jackson St
Indio, CA 92203

Listing Price:	\$2,471,000
Cap Rate:	4.25%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	950 SF
Price/SF:	\$2,601.05
Lot Size:	0.83 Acres
Year Built:	-



C 9604 Magnolia Ave
Riverside, CA 92503

Listing Price:	\$2,800,000
Cap Rate:	4.25%
Years Remaining On Lease:	-
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	950 SF
Price/SF:	\$2,947.37
Lot Size:	0.6 Acres
Year Built:	-

1164 CALIMESA BLVD

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