OFFERING MEMORANDUM

GOMEZGROUP

Carl's Jr.

611 Douglas Drive
Oceanside, CA 92058

Actual Site

CUSHMAN & WAKEFIELD

THE BROKER

RYAN GOMEZ

Executive Director
Capital Markets | Net Lease Group
Mobile: 858-822-9811
ryan.gomez@cushwake.com
CA Lic 01753933

CUSHMAN & WAKEFIELD

Carl's Jr.

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 611 Douglas Drive, Oceanside, CA 92058 (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

Carl's Jr.

611 Douglas Drive
Oceanside, CA 92058

Year Built:

2005

Land:

0.57 Acres
(±25,000 SqFt)

Bldg:

3,171 SqFt

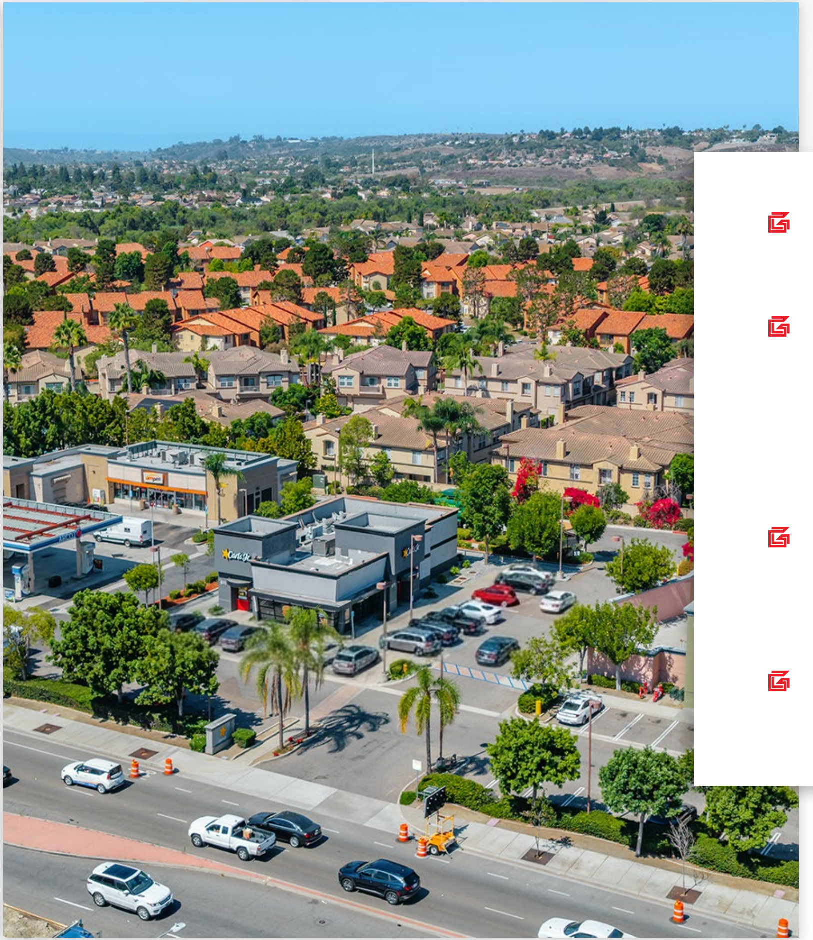
GOMEZGROUP

Frontage:

156' on Douglas Drive

Parking:

29 Surface Spaces



- 20-Year NNN Lease with Two 5-Year Renewal Options
- Backed by Strong Franchisee Guaranty – SDC Restaurants, LLC is a Major Operator Managing Over 50 Carl's Jr. Locations Spanning Across California and Nevada
- +15,500 Visits per Month, Ranking in the 86th Percentile in a 30-Mile Radius for the Chain (Placer.ai)
- Prime Suburban Infill Location with High Density, Strong Barriers to Entry

INVESTMENT HIGHLIGHTS

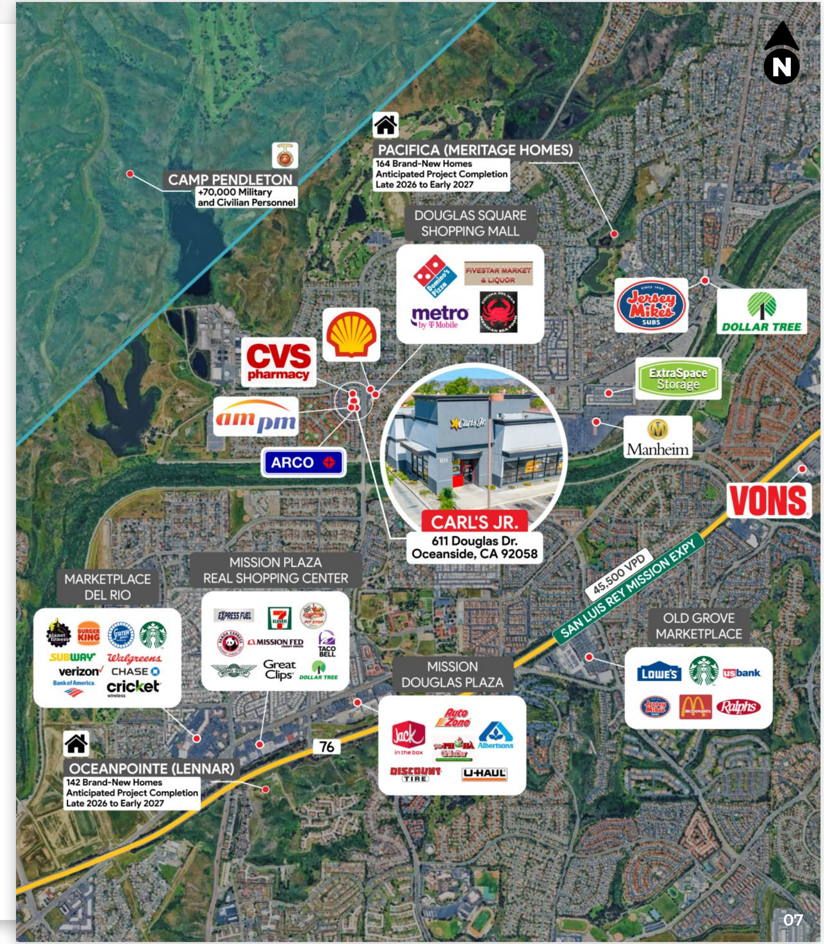
PROPERTY OVERVIEW

- Freestanding QSR Location with Drive-Thru and Monument Signage
- Excellent Visibility, Frontage and Accessibility
- Affluent and Densely Populated Trade Area of +221,200 and Avg HHI of +$119,900 in 5-Mile Radius
- Positioned Near Camp Pendleton Marine Corps Base, One of the Largest Military Installations with a Daytime Population of +70,000 Military and Civilian Personnel
- Close Proximity to the Intersection of Douglas Drive and N River Rd with +53,400 VPD Combined

WATCH PROPERTY VIDEO

PROPERTY OVERVIEW

- Within 1.5 Mile Radius of Hwy 76, a Major East-West Arterial Highway Connecting Oceanside, Camp Pendleton, and Inland North San Diego County
- Less than 3.5 Miles from Major New Development, North River Farms, a 177-Acre Master-Planned Community with Approximately 656 Residential Units and Future Commercial Space (2027 Est. Construction Completion)
- 2.5 Miles from OceanPointe (Lennar) and Pacifica (Meritage Homes) Residential Developments, Delivering Over 300 Units Combined, with Project Completion Anticipated Between Late 2026 and Early 2027
- Within a 1.5 Mile Radius of Several Shopping Centers such as Marketplace Del Rio, Mission Plaza Real, Missions Douglas Plaza, and Douglas Square




Carl's Jr.
611


Carl's Jr.
N
ARCO
ampm
CVS pharmacy
Rx DRIVE THRU


MISSION DOUGLAS PLAZA
OCEANPOINTE (LENNAR)
142 Brand-New Homes
Anticipated Project Completion
Late 2026 to Early 2027
MISSION PLAZA REAL SHOPPING CENTER
MARKETPLACE DEL RIO
RIVERVIEW SPRINGS APARTMENTS
358 Multi-Family Homes
DOUGLAS SQUARE SHOPPING MALL
ARCO
ampm
CARL'S JR.
611 Douglas Dr., Oceanside, CA 92058
CVS pharmacy
33,943 VPD
DOUGLAS DR
19,485 VPD
N RIVER RD


MISSION MARKETPLACE (2.4 MILES)
TARGET
T Mobile
SPROUTS
PETSMART
SUBWAY
ROSS
NORTH RIVER FARMS
177-Acre
Master-Planned Community
2027 Est.
Construction Completion
ExtraSpace Storage
Manheim
SAN LUIS RIVER
PACIFICA (MERITAGE HOMES)
164 Brand-New Homes
Anticipated Project Completion
Late 2026 to Early 2027
DOUGLAS SQUARE SHOPPING MALL
FIVESTAR MARKET & LIQUOR
metro by T-Mobile
19,485 VPD
N RIVER RD
CARL'S JR.
611 Douglas Dr., Oceanside, CA 92058
ARCO
33,943 VPD
DOUGLAS DR
CVS pharmacy
am pm
RIVERVIEW SPRINGS APARTMENTS
358 Multi-Family Homes


PACIFIC OCEAN
CAMP PENDLETON
+70,000 Military and Civilian Personnel
CARL'S JR.
611 Douglas Dr.
Oceanside, CA 92058
MCCLELLAN PALOMAR AIRPORT
10.7 Miles
Approximately +66,200 Passengers in 2025
CALIFORNIA STATE UNIVERSITY SAN MARCOS
16.8 Miles
±17,000 Average Annual Student Enrollment
DEL MAR FAIRGROUNDS
22.9 Miles
Approximately 3MM Annual Visitors
UNIVERSITY OF CALIFORNIA SAN DIEGO
29.4 Miles
±45,087 Average Annual Student Enrollment
SAN DIEGO INTERNATIONAL AIRPORT
41.4 Miles
Over 25.3MM Passengers in 2025
SAN DIEGO ZOO
42.4 Miles
Approximately 4MM Annual Visitors
NAVAL AIR STATION NORTH ISLAND
46.7 Miles
+35,000 Military and Civilian Personnel
DOWNTOWN SAN DIEGO
5
15
805
8
N

LEASE SUMMARY

Lease Type
NNN

Lease Guarantor
SDC RESTAURANTS LLC, a California Limited Liability Company

Rent Commencement Date
April 12, 2022

Lease Expiration Date
April 30, 2042

Term Remaining on Lease
±15 Years

Options
Two 5-Year

Increases
Every 5 Years in Initial Term and Renewal Options, Based on 5 Years of Cumulative CPI or a Maximum of 12%

ROFR
Tenant has 20 Days to Exercise ROFR

LEASE SUMMARY

TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Carl's Jr.	NNN	3,171	04/12/2022	04/30/2042	$123,600	$38.98	$138,432	05/01/2027	TWO 5-YEAR OPTIONS WITH INCREASE BASED ON 5 YEARS OF CUMULATIVE CPI OR A MAXIMUM OF 12%

RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	04/12/2022 – 04/30/2027	$10,300	$123,600
	05/01/2027 – 04/30/2032	$11,536	$138,432
	05/01/2032 – 04/30/2037	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2037 – 04/30/2042	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2042 – 04/30/2047 (OPTION 1)	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2047 – 04/30/2052 (OPTION 2)	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	

Rent increases to $138,432 in Q2 2027. Seller will credit the rent difference until the increase at the closing.

NOI
$138,432

Cap Rate
4.25%

Price
$3,257,200

Price/ft Land
$130.29

TENANT OVERVIEW

Founded in 1941, Carl's Jr. is a privately owned quick-service restaurant chain renowned for its charbroiled burgers, including signature menu items such as the Famous Star® and Western Bacon Cheeseburger®. The brand operates more than 1,100 Carl's Jr. restaurants and is part of CKE Restaurants Holdings, Inc., which oversees a global network of more than 3,800 restaurants. Headquartered in Franklin, Tennessee, Carl's Jr. operates alongside its sister brand, Hardee's, under the ownership of Roark Capital Group, a leading restaurant-focused investment firm that acquired CKE Restaurants in 2013. The company's growth accelerated following CKE's acquisition of Hardee's in 1997, creating one of the largest burger-centered franchise systems in the United States. Today, Carl's Jr. continues to expand through franchising both domestically and internationally and has earned recognition from Restuarant Business's Top 500 Chains and Entrepreneur's Franchise 500 for its franchise sales performance, stability, and growth.

U.S. LOCATIONS
+1,100

2025 SYSTEM-WIDE SALES
$1.43B

GLOBAL EMPLOYEES
10,000-13,000

HEADQUARTERS
Franklin, TN

PARENT
CKE Restaurants

LOCATION OVERVIEW

OCEANSIDE, CALIFORNIA

Oceanside, California is a thriving coastal community of approximately 170,000 residents located in North San Diego County and within the San Diego-Chula Vista-Carlsbad Metropolitan Statistical Area. Strategically positioned along I-5 and Highway 78, the city offers convenient access to I-15 and the broader Southern California region. Renowned for its expansive beaches, historic pier, harbor, surf culture, and revitalized downtown district, Oceanside has established itself as one of Southern California's most dynamic coastal growth markets, fueled by ongoing redevelopment initiatives and a growing pipeline of mixed-use, residential, and commercial investment projects.

The local economy is supported by a diverse mix of industries, including tourism, military activity associated with nearby Camp Pendleton, healthcare, retail, manufacturing, life sciences, and emerging biotechnology and medical technology sectors. Tourism remains a significant economic driver, generating approximately $622MM in annual visitor spending in 2025, representing a 5.5% increase over the prior year, while supporting more than 4,000 hospitality-related jobs and producing roughly $46MM in state and local tax revenues. Combined with its expanding culinary scene, boutique hotels, entertainment offerings, and pedestrian-friendly downtown environment, Oceanside continues to gain recognition as one of California's premier beach destinations and a regional hub for recreation, commerce, and coastal living.

ANNUAL VISITOR SPENDING
$622MM (5.5% Growth from 2024-2025)

2025 POPULATION
Approximately 170,000

STATE AND LOCAL TAX REVENUE
$46MM

WATCH PROPERTY VIDEO

SAN DIEGO, CALIFORNIA

San Diego, California is the economic and cultural center of the San Diego-Chula Vista-Carlsbad MSA, a region of more than 3MM residents and one of the largest metropolitan areas in the United States. Known for its year-round climate, beaches, biotech and life sciences industry, military presence, world-class tourism assets, and innovation economy, San Diego continues to be one of California's strongest long-term growth markets. Recent development activity includes major downtown residential and mixed-use projects, waterfront redevelopment initiatives, life sciences campus expansion in UTC and Torrey Pines, and large master-planned housing communities such as Otay Ranch, 3Roots, and developments throughout North County.

The regional economy is driven by defense and military operations, technology, biotechnology, healthcare, international trade, tourism, higher education, and advanced manufacturing. Tourism remains a major economic engine, generating approximately $15B in annual visitor spending and supporting hundreds of thousands of jobs across the region. Employment growth continues to be fueled by expansion in life sciences, technology, healthcare, and professional services, while San Diego's gross regional product exceeds $267B reflecting a diverse and resilient economy. The city and region consistently earn recognition among the nation's best places to live, work, innovate, and visit, supported by leading universities, a thriving startup ecosystem, major sports and entertainment venues, the Port of San Diego, and robust business districts that serve as a regional hub for commerce, recreation, tourism, and international trade.

ANNUAL VISITOR SPENDING
$15B

POPULATION
3MM Residents

GROSS REGIONAL PRODUCT
$267B

WATCH PROPERTY VIDEO

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Population	18,511	86,758	221,207
2030 Population Projection	18,438	87,085	222,537
Annual Growth 2025-2030	-0.1%	0.1%	0.1%
Median Age	37.9	38.6	36.2
Bachelor's Degree or Higher	20%	28%	28%
U.S. Armed Forces	642	3,601	17,953

DEMOGRAPHICS

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 Households	5,778	28,912	72,891
2030 Household Projection	5,750	29,023	73,393
Annual Growth 2025-2030	-0.1%	0.1%	0.1%
Owner Occupied Households	3,769	18,284	38,274
Renter Occupied Households	1,981	10,739	35,119
Avg Household Size	3	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$219.5MM	$1.1B	$2.7B

INCOME

	1 MILE	3 MILE	5 MILE
Average Household Income	$118,279	$124,653	$119,920
Median Household Income	$96,819	$100,410	$94,138

HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	$632,407	$715,077	$743,280
Median Year Built	1987	1987	1984

GOMEZGROUP

RYAN GOMEZ

Executive Director
Capital Markets | Net Lease Group
Mobile: 858-822-9811
ryan.gomez@cushwake.com
CA Lic 01753933

CUSHMAN & WAKEFIELD