

CARL'S JR.

6767 N FIRST STREET
FRESNO, CA 93710

SINGLE TENANT NNN
SALE LEASE BACK INVESTMENT



FOR SALE

4,124 SF | \$2,000,000



10% Every 5 Yrs
Rent Increases



\$105,000
NOI



15-Year NNN
Lease



0.55 AC
Lot Size

THOMAS SOLOMON
209.535.8099
thomass@cosol.net
Lic: 01954944

TOM SOLOMON
209.541.5026
TSolomon@cosol.net
Lic: 00713735

JACOB FRIEDRICH
209.481.5438
jfriedrich@cosol.net
Lic: 02017662

2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net
Lic: 00713735

CoSOL
COMMERCIAL
REAL ESTATE



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CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge,

CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.,



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EXECUTIVE SUMMARY



CoSol Commercial Real Estate is pleased to present the opportunity to acquire a single-tenant net-lease investment located at 6767 N First Street, Fresno, California. The property is offered at a purchase price of \$2,000,000 and is subject to a 15-year NNN lease by the owner with scheduled 10% rent increases every five (5) years, providing long-term income stability and built-in rent growth. The lease includes three (3) additional five-year renewal options, further extending the potential duration of the income stream.

The investment is structured as a sale-leaseback, with lease commencement occurring at Close of Escrow, allowing the buyer to acquire the property with an established tenant in place from day one. The lease generates \$105,000 in annual Net Operating Income, with landlord responsibilities minimized under the NNN lease structure. This offering presents investors with predictable cash flow, contractual rent escalations, and a long remaining lease term.

The property is improved with a $\pm 4,124$ square foot freestanding building situated on an approximately 0.55-acre parcel, supporting continued use as a single-tenant restaurant. Located along North First Street in Fresno, the site benefits from its positioning within an established commercial corridor serving surrounding residential and retail uses. The combination of long-term lease security, scheduled rent increases, and sale-leaseback structure makes this offering well-suited for investors seeking stable income with limited management obligations.

INVESTMENT OVERVIEW

\$2,000,000

Asking Price | 5.25% Cap Rate

PROPERTY	Carl's Jr.
ADDRESS	6767 N First Street Fresno CA, 93710

Financial Metrics

Annual Rent:	\$105,000 NNN
Cap Rate:	5.25%
Price Per Square Foot:	\$485/SF

Lease Overview

Lease Type:	NNN
Initial Lease Term:	15 Years
Rent Increases:	10% Every 5 Years
Lease Options:	(3) Five-Year Options
Lease Commencement:	Close of Escrow (Sale-Leaseback)

4,124 **1980** **0.55**
Square Feet Year Built Lot Size

INVESTMENT HIGHLIGHTS

- **Single-Tenant Carl's Jr. Net-Lease Investment**
Freestanding restaurant leased to Carl's Jr. under a long-term net lease structure.
- **15-Year NNN Lease with Built-In Rent Growth**
Initial 15-year lease term featuring 10% rent increases every five (5) years, providing predictable income growth.
- **Sale-Leaseback Structure at Close of Escrow**
Lease commencement at Close of Escrow allows the buyer to acquire the asset with an in-place tenant from day one.
- **Attractive In-Place Income Stream**
The lease provides stable in-place income with limited management obligations.
- **Long-Term Extension Potential**
The lease includes three (3) five-year renewal options, extending the potential income duration beyond the initial term.
- **Fee Simple Ownership (Land & Building)**
Investor acquires full fee simple interest in both the land and improvements.
- **Established Freestanding Restaurant Site**
±4,124 square foot building situated on an approximately 0.55-acre parcel, configured for continued restaurant use.

TENANT HIGHLIGHTS

Website: www.carlsjr.com

Industry: Quick-Service Restaurant (QSR)

Ownership: Privately Held

Founded: 1941

Carl's Jr. is a nationally recognized quick-service restaurant brand with a long operating history in the United States. The brand is known for its charbroiled burgers, made-to-order menu offerings, and strong presence throughout the Western and Southwestern U.S. Carl's Jr. operates through a franchise-based model, allowing experienced operators to develop and manage locations within established trade areas.

The Carl's Jr. system consists of hundreds of locations across the United States, with a concentration in California, where the brand maintains strong name recognition and consumer loyalty. Franchise operators benefit from centralized brand standards, marketing support, and a proven operating platform designed to drive consistent performance across locations. As a quick-service restaurant brand, Carl's Jr. locations are typically positioned along major commercial corridors and retail nodes, catering to daily traffic from surrounding residential and employment centers. The brand's longevity, scale, and franchise model contribute to its continued relevance within the competitive QSR landscape.



Operator Highlights

Operator: TWM Fresno LLC

Locations: 21 restaurants in Fresno County to surrounding area.

The Lease is guaranteed by a sophisticated operator with decades of restaurant operating experience. The group operates multiple brands and successfully manages over 75 Carl's Jr. locations across Northern California.. This particular entity maintains 21 restaurants.

Source: carlsjr.com

System wide sales and employee counts are approximate and based on publicly available sources.

Core Highlights

Long-Established National QSR Brand

Carl's Jr. is a nationally recognized quick-service restaurant brand with decades of operating history in the United States.

Franchise-Based Operating Model

The brand operates primarily through a franchise system, allowing experienced operators to develop and manage locations within established trade areas.

Strong Presence in California and the Western U.S.

Carl's Jr. maintains a significant concentration of locations throughout California and the Western and Southwestern United States.

Established Real Estate Site Selection Strategy

Carl's Jr. restaurants are typically positioned along major commercial corridors and retail nodes to capture daily traffic from surrounding residential and employment centers.

1000+

Total U.S. Locations

~\$1.546B

Systemwide Sales (U.S.)

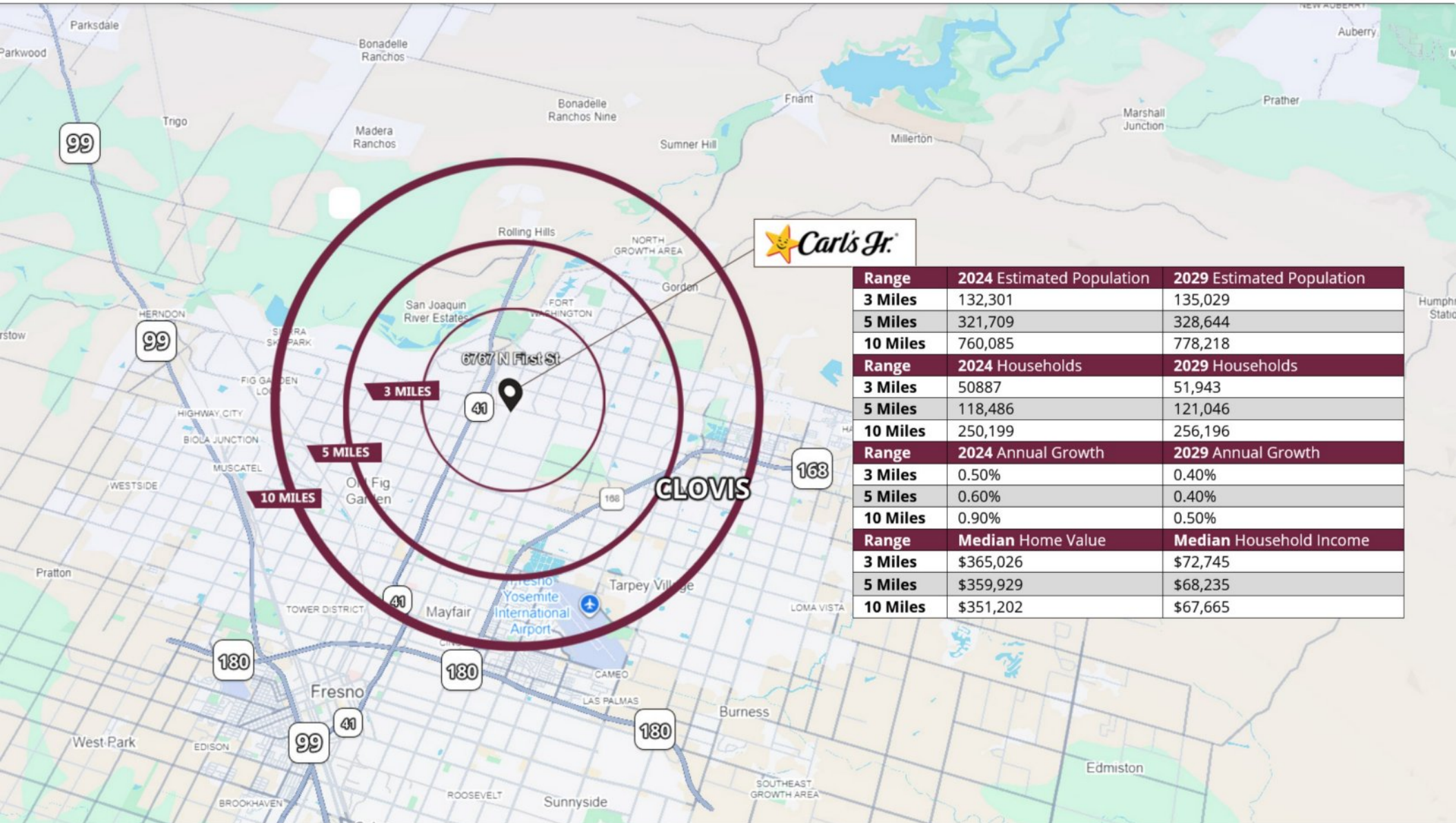
28+

Total Global Presence

~3,500+

Employee Count

MARKET & LOCATION OVERVIEW



Demographic data is based on estimates within designated radii.

AERIAL



All data shown is for illustrative purposes only and has been obtained from sources deemed reliable but not verified.

AERIAL



Dense surrounding single-family and townhome neighborhoods providing consistent daily traffic

VALLEY FITNESS

Royal Taj Fine Indian Cuisine

Delt Delicious

UNCLE HARRY'S
NY BAKERY & COFFEESHOP

YOUNG WORLD
YOUTH LEARNING CENTER

Approximately 35-40 on-site parking spaces

UNITED CONSERVATORY OF MUSIC & ARTS

Carl's Jr.
SUBJECT PROPERTY

Downtown Fresno - 8.2 miles
Clovis - 4.8 miles

NORTH FIRST ST
estimated 25,000+ vehicles per day

HERNDON AVE
estimated 52,495 vehicles per day

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PROPERTY PHOTOS



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