

Properties for Sale

1 1315 Florin Rd, Sacramento, CA 95831



Price	\$2,800,000
Gross Leasable Area	4,500 SF
Cap Rate	4.00%
Property Sub-type	Fast Food
Status	Active

Property Notes

To make an offer email Chris Marabella at nnn@marabellafinance.com with the name of the store and address. Or call or text Chris Marabella at (760) 803-6464 the same information.

Sale Notes

The center has recently undergone extensive façade and landscaping upgrades and introduced new tenants to the area, drawing significant additional traffic to the site. Other major retail centers neighboring the property include Lake Crest Village, anchored by Nugget Markets and Big 5; Southgate Plaza, with major tenants including 99 Ranch, Walmart Neighborhood market, and more; Florin Square Shopping Center, anchored by Seesawan Supermarket; Florin Plaza, anchored by Mi Rancho Supermarket; and more. Other major retail tenants neighboring the site include Smart & Final Extra!, CVS, Walgreens, The Home Depot, Raley's, Rite Aid, and more.

2 6202 Laurel Canyon Blvd, North Hollywood, CA 91606



Price	\$5,000,000
Gross Leasable Area	2,926 SF
Cap Rate	4.00%
Property Sub-type	Fast Food
Status	Active

Property Notes

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Sale Notes

BRC Advisors is pleased to present for sale a prime NNN Carl's Jr. retail opportunity in the heart of North Hollywood. This Carl's Jr. is located in a highly desirable area with income over \$64,000/year within a 3 mile radius. A new 20 year lease has just been signed, with 2 five year options to extend. 10% increase in rent every 5 years. This is an excellent opportunity for an investor looking for a safe investment with a national tenant and stable cash flow. Contact listing agent for more details.

Property Description

South of Victory Blvd
North of Oxnard Street
West of Lankershim Blvd
East of Whitsett Ave

3 8660 W Warm Springs Rd, Las Vegas, NV 89148



Price	\$4,050,000
Gross Leasable Area	3,198 SF
Cap Rate	5.49%
Property Sub-type	Fast Food
Status	Active

Property Notes

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Sale Notes

We are pleased to present an Exclusive Investment Offering for a single tenant restaurant building located at 8660 W Warm Springs Road, Las Vegas, NV 89148 ("Property"). It is currently leased to a Carl's Jr franchisee ("Tenant"). This opportunity consists of a freestanding building with drive-thru leased to a Carl's Jr franchisee, located on a major retail thoroughfare, W Warm Springs Road just off of Highway 215 Belt Way connecting all of Las Vegas, visible to over 98,476 vehicles per day. Carl's Jr has approximately 3,100 locations in 42 states and 13 countries. The tenant has operated the Property since 2010, which is indicative of their commitment to the location. 8660 W Warm Springs Road provides an investor the opportunity to acquire a 3,198 square foot building on 14,375 square feet of land. The Property is surrounded by national tenants including CVS, Starbucks, Buffalo Wild Wings, Amazon, Walgreens, Sonic Drive-In, Chase Bank, Wells Fargo Bank, Burger King, Big 5 Sports Goods, Home Goods, Dunkin Donuts, Jersey Mikes, Vons, etc.

For additional information please contact 855-653-1823 or email 8660carlsjlasvegas@jdsreservices.com

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