

FOR SALE



# 20 YEAR ABSOLUTE NNN LEASE ON OPERATION HUB | TACO EXXPRESS

85 W COURT ST | WOODLAND, CA 95695

OFFERING MEMORANDUM



ALPHA  
REAL ESTATE ADVISORS

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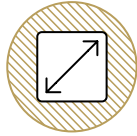
ALPHARE.COM



# EXECUTIVE SUMMARY

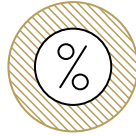
## TACO EXXPRESS

85 W Court Street  
Woodland, CA 95695



PRICE

\$2,200,000



CAP RATE

6.00%



TENANT	Taco Exxpress
RENT	\$132,000
LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM REMAINING	20 Years
LEASE COMMENCEMENT	2/16/2024
LEASE EXPIRATION	2/29/2044
INCREASES	10% Every 5 Years
OPTIONS	Four (4) x Five (5) Years
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
ROOF + STRUCTURE	Tenant Responsible



# INVESTMENT HIGHLIGHTS

## PROPERTY

- **Brand New 20-Year Absolute NNN Lease**  
Secure long-term lease structure with zero landlord responsibilities.
- **Larger Operational Hub**  
3,563Sf Building with matching full basement space for storage and office use, serving as an operational hub for the tenant's expanding chain.
- **Strong Local Tenant**  
Taco Express, a popular operator with 11 locations and growing.
- **Recently Refurbished Building**  
Modernized property providing minimal maintenance and strong long-term value.
- **Monument Signage**  
High visibility signage, ensuring excellent exposure to passing traffic.
- **Excellent Ingress and Egress**  
Ideal access for customers and smooth traffic flow for drive-thru operations.
- **Ample Parking and Drive-Thru Escape Lane**  
Spacious parking and drive-thru layout, including an escape lane for operational efficiency.
- **Low Rent-to-Sales Ratio**  
Attractive rent to sales ratio with sales projections and strong AUV on existing locations, ensuring sound investment.
- **Replaceable Rent**  
Rent is well-positioned within market rates, offering long-term stability and potential for future rent growth.

## LOCATION

- **Strong Real Estate Fundamentals**  
Prime location with solid long-term real estate value.
- **National Brands in the Immediate Area**  
Surrounded by McDonald's, Walmart, O'Reilly Auto Parts, and Bank of America, driving consistent foot traffic.

- **Large Patio and Drive-Thru Amenities**  
Outdoor seating and convenient drive-thru features, enhancing customer experience.
- **Ideal Fit for Demographics**  
The tenant's brand aligns perfectly with local demographics, providing strong future growth potential.
- **Low Price Point for California Drive-Thru Real Estate**  
Highly desirable asset with strong appeal for investors and future development opportunities.





# TENANT OVERVIEW



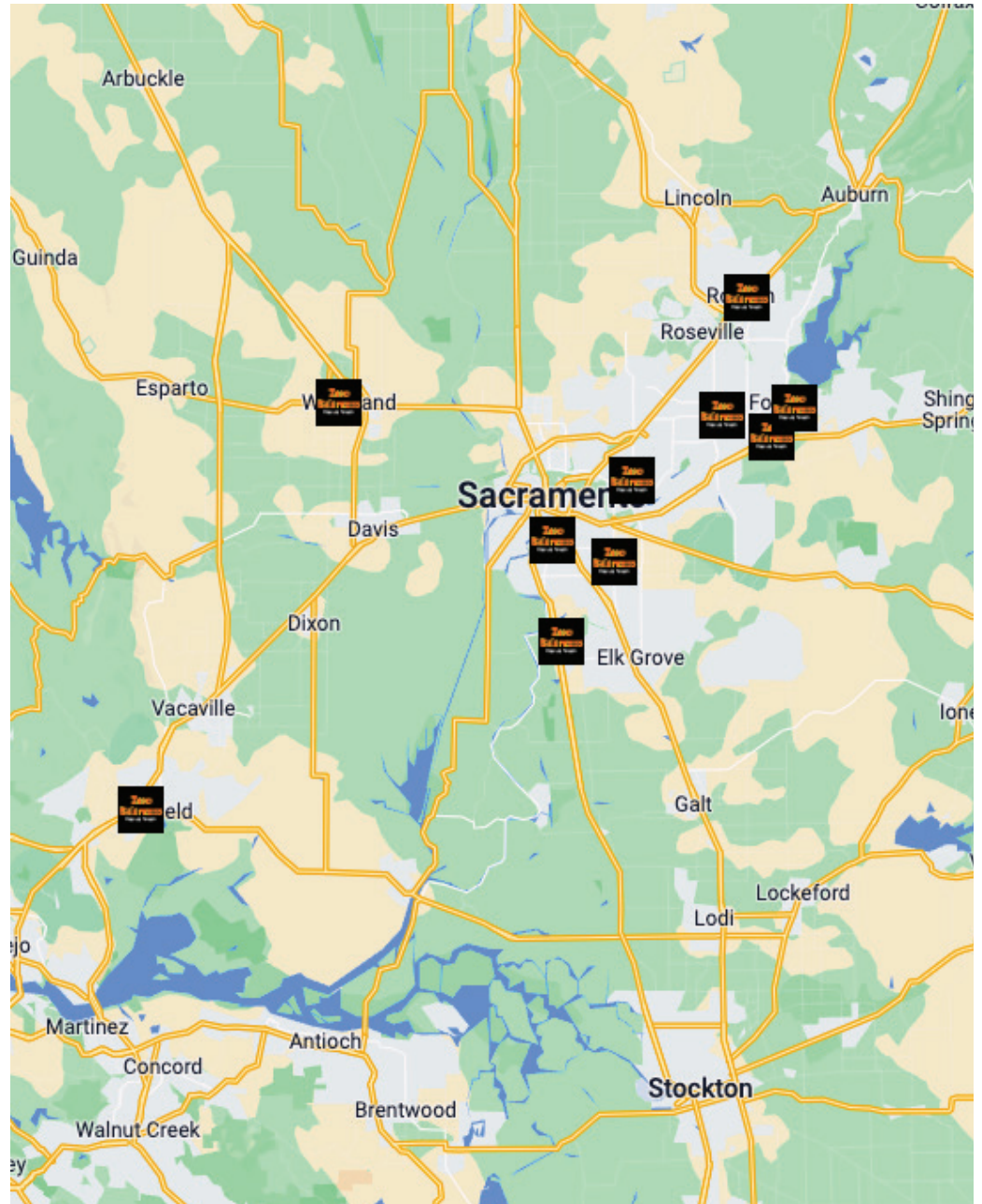
Taco Exxpress offers an exceptional opportunity for investors to tap into a thriving fast-casual Mexican restaurant operator who is continuously growing. With 11 locations open in the Greater Sacramento area Taco Exxpress is positioned as a rising star in food scene, with a strong following and financials that are getting stronger year over year.

The menu, featuring expertly crafted tacos, burritos, and carne asada fries, is a standout. Items like their California burritos and al pastor street tacos showcase a commitment to quality ingredients and bold flavors, making Taco Exxpress a favorite for discerning customers. With a focus on efficiency and customer experience, the restaurants offer a range of service options, including curbside pickup, drive-through, and delivery, meeting the needs of today's fast-paced consumer while maintaining a high standard of culinary excellence.

Taco Exxpress is positioned to capitalize on the growing demand for high-quality, quick-service Mexican food. This is a brand ready to move beyond Sacramento and into larger markets.

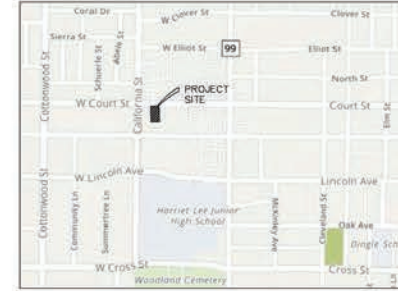
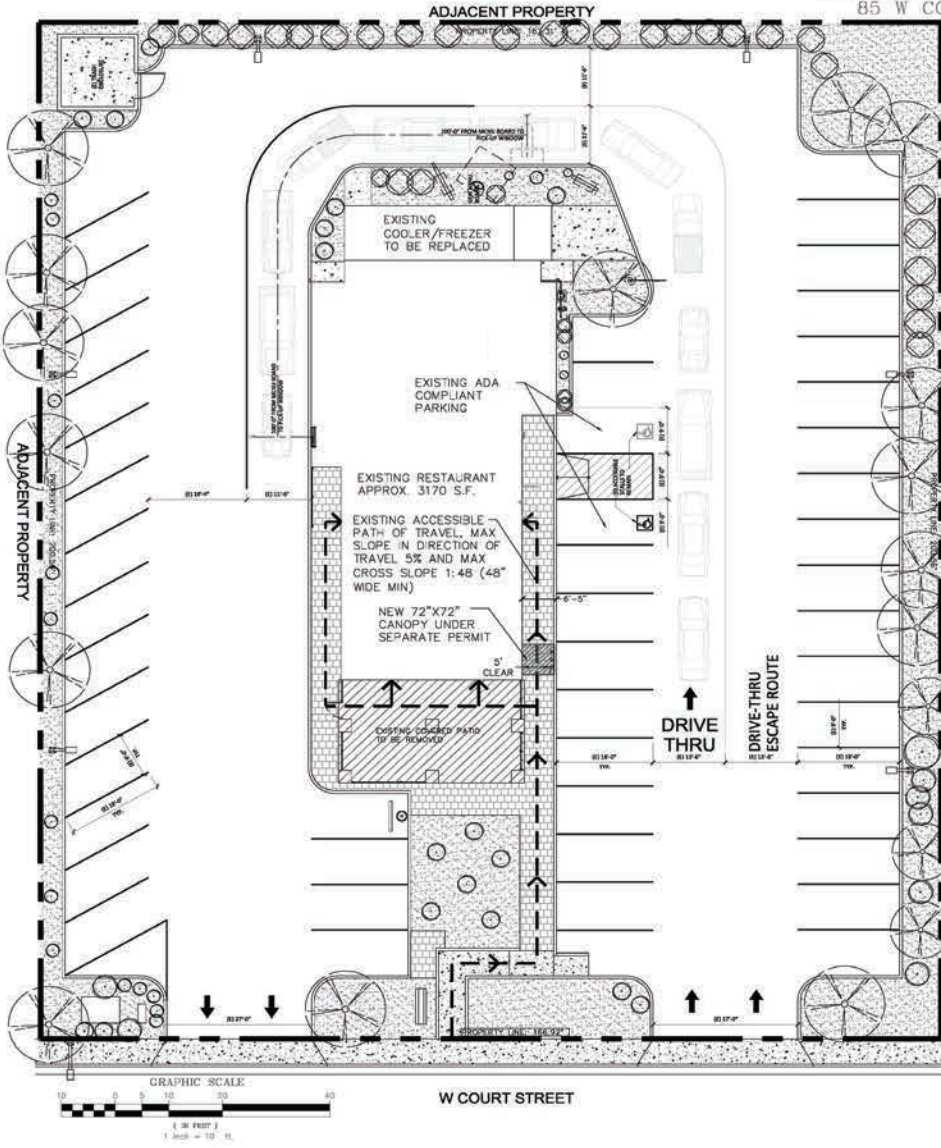
[TACOEXXPRESS.COM](http://TACOEXXPRESS.COM)

**Note:** the 11th location is Bravos Taco shop at 7894 Florin Rd, Sacramento, CA





## TENANT IMPROVEMENT CITY OF WOODLAND 85 W COURT ST



VICINITY MAP  
NOT TO SCALE

### CODE ANALYSIS FOR CITY OF WOODLAND

1. CALIFORNIA BUILDING CODE 2019 EDITION
2. CALIFORNIA FIRE CODE 2019
3. CALIFORNIA MECHANICAL CODE 2019
4. CALIFORNIA PLUMBING CODE 2019 EDITION
5. CALIFORNIA ELECTRICAL CODE 2019 (BASED ON 2017 NATIONAL ELECTRICAL CODE)
6. CALIFORNIA GREEN BUILDING CODE 2019
7. CALIFORNIA ENERGY CODE 2019
8. CALIFORNIA EXISTING BUILDING CODE 2019
9. CURRENT CITY OF WOODLAND ORDINANCE AND AMENDMENTS

ALL POSTING REQUIREMENTS SHALL MEET THE 2019 CA BUILDING CODE AND LOCAL REQUIREMENTS  
ALL EXIT WAYS TO COMPLY WITH THE 2019 CA BUILDING CODE  
ALL ACCESSIBILITY REQUIREMENTS TO COMPLY WITH 2019 CA BUILDING CODE

### SCOPE OF WORK

TENANT IMPROVEMENT FROM EXISTING POPEYES TO ARBY'S RESTAURANT.  
EXTERIOR AND INTERIOR FINISH UPGRADE OF EXISTING ARBY'S RESTAURANT:  
-DEMOLISH COVERED PATIO AND ROOF  
-NEW EXTERIOR & INTERIOR FINISHES PER ARBY'S DESIGN GUIDELINES, INCLUDING NEW DINING ROOM FURNITURE

ARBY'S SIGNAGES SHOWN ARE NOT A PART OF THIS SCOPE. PERMITS FOR THESE WILL BE OBTAINED SEPARATELY.

### BUILDING SUMMARY

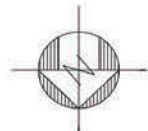
NUMBER OF STORES	1
OCCUPANCY	A-2
CONSTRUCTION TYPE	W-B (SPRINKLERED)
BUILDING HEIGHT	19'-3"
EXISTING SQUARE FOOTAGE	3,200 S.F.
OCCUPANT LOAD	100

### OCCUPANT LOAD CALCULATIONS:

FIXED SEATS	38
DINING AREA SEATS S.F. NET	867/16=54
STANDING/WAITING AREA	100 S.F./15=6.6
TOTAL KITCHEN/REAR AREA	1,170 S.F./200=5.85
TOTAL OCCUPANT LOAD:	38+54+6.6+5.85=104.45

### GENERAL NOTES

- General**
  1. The contract work includes furnishing all materials, equipment, tools, labor and services necessary for completion of the project.
  2. All work shall be done as shown on drawings called for in the description of work and specifications and in a manner as directed by the specifications.
  3. The supervision of the contract work shall be done by the owner or company listed in the contractor agreement. In case of negligence by an architect, shall be exercised by the owner.
  4. The laws in force at the building locations shall be observed.
  5. The contractor shall procure and pay for all necessary building permits and for inspection services of the local authorities.
  6. The contractor shall provide a temporary installation of electrical and water service and toilet facilities if such services are not available on the construction site.
  7. Safety barricades, fences, temporary walls, and signs shall be erected in compliance with the local building code and police regulations.
  8. All materials shall be as shown on drawings and noted on the material list or in the description of work.
  9. Any substitutions shall be permitted only upon receiving a written consent from the architect or the owner.
  10. Upon request by the architect or the owner for furnishing samples other than those listed in the specifications, the contractor shall submit the requested samples for owner's approval or as called for in contract.
- Labor**
  11. All work shall be performed in the best and most proficient manner for mechanics added in their respective trades.
  12. The contractor shall be subject to the labor laws of the state where the project is located and subject to labor rules and regulations of the local authorities.
- Performance**
  13. By submitting a bid, the bidder agrees and warrants that he has examined the drawings site and specifications and found that they are adequate for proper completion of the project.
  14. The contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items. Any necessary adjustments between field measurements and drawings shall be made in accordance with the decisions of the architect (at no added cost to the architect or the owner).
  15. The contractor shall coordinate the work for all trades and schedule the timing as not to cause delay to any phase of construction due to late scheduling of subcontracted work.
  16. After substantial completion of the project, the contractor shall complete all defects and rework on the final punch list inspection. Architect to provide punch list.
  17. The building and grounds shall be kept clean at all times. After completion of the project and before receiving the final payment, the contractor shall have all parts of the building cleaned wherever such cleaning is needed.
  18. Do not scale drawings, notify architect of any discrepancies or omissions that are not clear to complete the project, as soon as possible. Do not install or order any materials that are part of the discrepancy or error. Contractor will be totally responsible for costs without scaling and writing with the architect.
  19. Clean and wash all windows at completion of project.
- Owner**
  20. Owner shall have final approval of all finishing material for interiors and exterior. Contractor to submit samples for approval.
  21. Architect was not commissioned for an site observation.
  22. Call before you dig for utility locations 1-800-487-3800.
  23. Contractor shall keep site and building clean every day during construction phase and remove all unused debris from site per local codes.
  24. All changes to be made by owner are to be in a written form to contractor. Prior to proceeding with change contractor to submit writing the cost for change items and approved by owner in writing to proceed with work.
  25. General contractor shall submit shop drawings for all structural steel, roof framing, mechanical, plumbing, electrical, masonry, concrete & great mix, roof flashing, H.C. accessories and etc.
  26. Encouraging contractor shall protect and be aware of utilities and property lines on after dig details to be on other property (if site) Do not use neighboring property.
  27. General contractor to be responsible for occupancy certificate.
  28. General Contractor and Sub Contractors to be totally responsible for all of their work and total installation per discrepancy to drawings along with his / their work. Contact architect in writing otherwise General Contractor and his Sub Contractors will be held responsible for a complete separate project at no extra cost to owner or architect and etc. Any work started without approval will not be accepted as an extra, which may involve other sub contractors work.



### INDEX OF DRAWINGS

- ARCHITECTURAL PLANS
1. SITE PLAN
  2. EXISTING FLOOR PLAN
  3. EXISTING BASEMENT PLAN
  4. DEMOLITION PLAN
  5. PROPOSED FLOOR & BASEMENT PLAN
  6. EQUIPMENT PLAN
  7. EQUIPMENT LIST
  8. RENDERED ELEVATIONS



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Revisions

TENANT IMPROVEMENT  
FOR ARBY'S RESTAURANT  
85 W. COURT STREET  
WOODLAND, CA 95695

Sheet Title  
SITE PLAN

Date: March 27, 2020  
Checked By: RJ  
Drawn By: AP  
Project No.: -----  
Sheet No.: 1

of 8 sheets



# PROPERTY PHOTOS





# AERIAL









# MARKET OVERVIEW

## Woodland, CA

Woodland, located in Yolo County, is approximately 20 miles northwest of Sacramento and is well-connected by Interstate 5, providing direct access to both Sacramento and major Northern California markets. Its proximity to the state capital and Sacramento International Airport (about 10 miles away) makes Woodland a strategic hub for businesses looking to operate in the region.

### ECONOMY

Woodland has a diverse economy, driven by agriculture, logistics, manufacturing, and healthcare. As the county seat of Yolo County, Woodland benefits from a stable employment base, including government offices and institutions.

**Retail:** The retail market is supported by a strong local population of approximately 61,000 residents, as well as regional traffic from surrounding areas. Downtown Woodland has a mix of historic charm and modern amenities, providing retail opportunities with access to local consumers and visitors. Major retail corridors are located along Main Street and West Court Street.

### GROWTH AND DEVELOPMENT

Woodland has seen consistent growth in population and development, with several commercial and residential projects underway. The city is focusing on sustainable growth while maintaining its small-town charm. New commercial developments, including shopping centers, industrial parks, and mixed-use projects, are contributing to the growth in the commercial real estate market. In addition, the city's efforts to attract tech and innovation-related businesses have started to gain traction, adding more value to commercial real estate offerings.

### KEY BENEFITS FOR INVESTORS

- Proximity to Sacramento and major transportation routes
- Growing industrial and logistics demand
- Strong agricultural economy and regional hub for agribusiness
- Competitive vacancy rates with growth potential in retail and office sectors
- Stable and diversified economic base



### DEMOGRAPHIC SUMMARY

POPULATION	3 MILE	5 MILES	10 MILES
2024 Population	53,736	66,222	138,915
2029 Population Projection	54,402	67,209	141,068
Annual Growth 2020-2024	0.2%	0.5%	1.1%
Annual Growth 2024-2029	0.2%	0.3%	0.3%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	18,588	22,554	47,557
Avg Household Income	\$94,725	\$104,697	\$110,082





# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**COVID-19 Pandemic.** The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





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