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REPRESENTATIVE RENDERING



BURGER KING
REDDING, CA

Newly Remodeled, Absolute NNN QSR Along Interstate-5

ACTUAL SITE - CONSTRUCTION PHOTO - SEPTEMBER 2024



LEAD BROKERS

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WHY INVEST

Brand New Remodel

The property is undergoing renovations to align with one of Burger King's latest prototype designs. With an absolute NNN lease in place, this investment offers the landlord a truly passive income stream, all at a cost below current replacement value.

Central Location within Redding, Along I-5

Centrally located in Redding, CA—a city of approximately 93,000 residents—the property sits in the heart of Shasta County, serving as the economic and cultural hub of the Shasta Cascade region in Northern California. Positioned conveniently along the I-5 corridor, it attracts both local patrons and high volumes of interstate travelers, enhancing its accessibility and visibility.

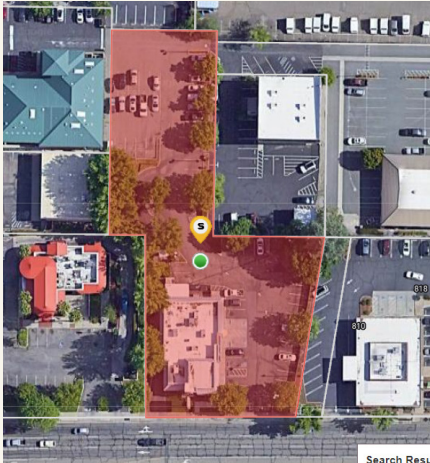
Large Franchisee

The property is leased by Norcal Co-Brands, Inc., a well-established Burger King franchisee. Through its various subsidiaries, the tenant operates a nationwide portfolio of over 170 quick-service restaurants. With more than 25 years of experience in the Burger King system, Norcal Co-Brands continues to expand aggressively across California, reinforcing its strong market presence.



Price	\$1,933,000
Cap Rate	5.00%
NOI	\$96,659
Price/SF	466
Leasable Area	4,148 SF
Land Area	1.04 AC
Year Remodeled	2024

802 E CYPRESS AVE, REDDING, CA



BURGER KING

Address: 802 E Cypress Avenue, Redding, CA 96002

County: Shasta

APN: 107-210-051-000

Lot Size: 1.04 AC

Options: 4 successive terms of 5 years, followed by 1 term of 4 years. 10% every 5 years during principal term and options.

Tenant: Norcal Co-Brands, Inc., a California corporation

Land & Improvements

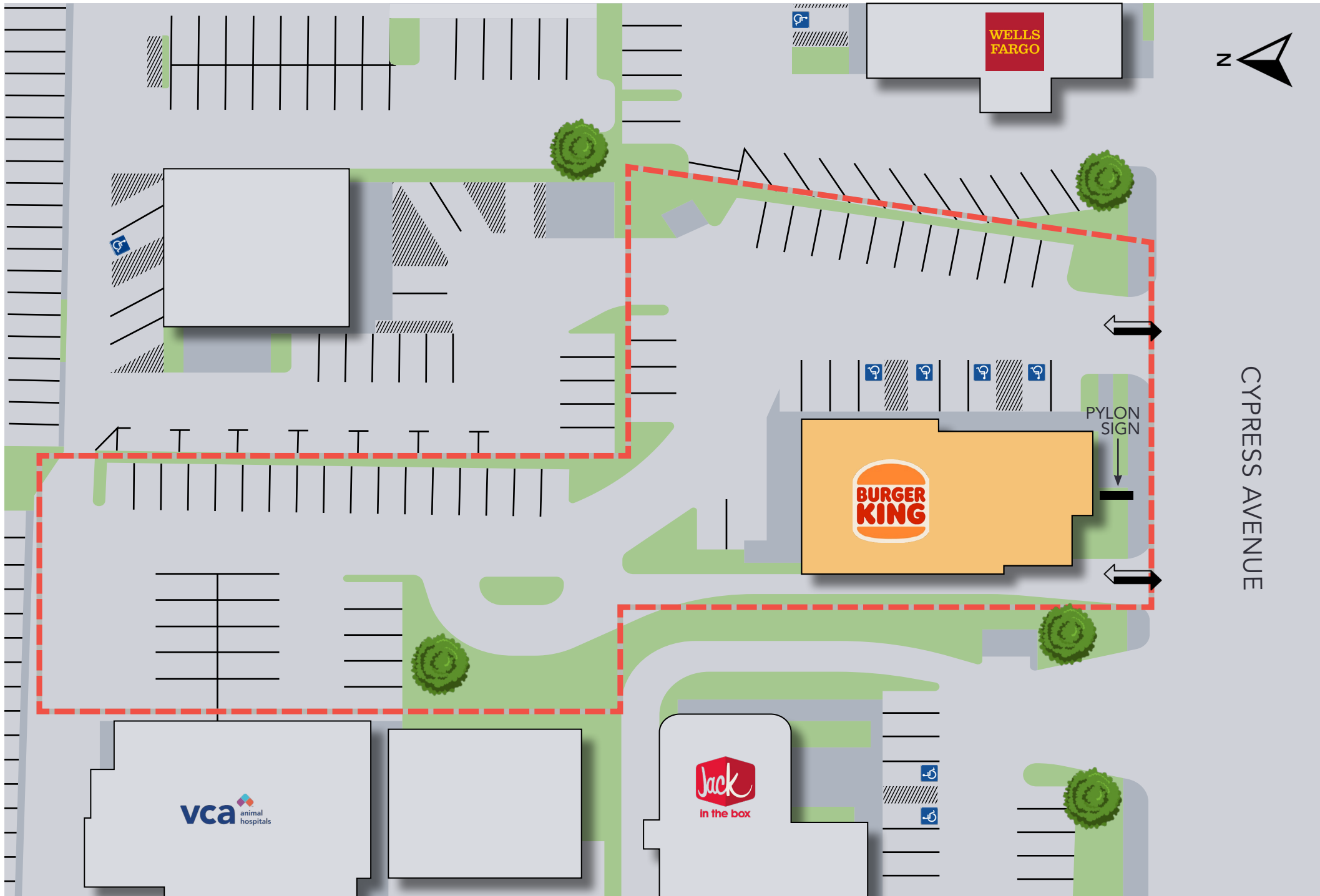


		CURRENT
Price		\$1,933,000
Capitalization Rate		5.00%
Price Per Square Foot		\$466.01
Total Rentable Area (SF):		4,148
Income	\$/SF	
Scheduled Rent	\$23.30	\$96,659
Effective Gross Income		\$96,659
Expenses		NNN
Net Operating Income		\$96,659



Lease Terms

TENANT NAME	SQ. FT.	TERM		ANNUAL RENT	RENT/FT	INCREASES
Burger King	4,148	05/16/22	12/31/32	\$96,659	\$23.30	
		Increase	01/01/28 12/31/32	\$106,325	\$25.63	10.0%
Store #1838		Option 1	01/01/33 12/31/37	\$116,957	\$28.20	10.0%
		Option 2	01/01/38 12/31/42	\$128,653	\$31.02	10.0%
		Option 3	01/01/43 12/31/47	\$141,519	\$34.12	10.0%
		Option 4	01/01/48 12/31/52	\$155,670	\$37.53	10.0%
		Option 5	01/01/53 12/31/56	\$171,237	\$41.28	10.0%

Buyer must verify all information and bears all risk for any inaccuracies.



PROPERTY DATA
4,148 Rentable SF
1.04 Acres
59 Parking Spaces

LEGEND
 Property Boundary
 Egress



A WORLDWIDE FAST FOOD CHAIN

Burger King, founded in 1954, is a **global fast-food chain** known for its flame-grilled burgers, particularly the iconic Whopper. As of 2024, the company operates **over 19,400 locations in more than 100 countries**. Its menu features popular items like the Impossible Whopper, Chicken Fries, and a variety of breakfast sandwiches. Burger King also offers beverages such as its line of BK Café coffees and soft drinks.

The brand is culturally significant, having influenced fast-food marketing and pop culture with its playful advertising and mascot, the Burger King.

The chain **generates annual revenue exceeding \$1.3 billion**.

In October 2023, Tom Curtis, president of Burger King U.S. & Canada, announced a new store design at its annual franchisee convention in Canada, branded "The Sizzle". The company planned to remodel existing Burger King locations with a new look inside and outside

Burger King is a **subsidiary of Restaurant Brands International (RBI)**, a multinational parent company that also owns Tim Hortons, Popeyes, and Firehouse Subs. RBI focuses on global growth, innovation, and maintaining its position among the largest quick-service restaurant chains worldwide.

\$1.3B

ANNUAL REVENUE FOR
FISCAL YEAR 2023

19,400

LOCATIONS IN 100+
COUNTRIES

11M

PEOPLE VISIT A BURGER
KING EVERY DAY

BKC

NYSE
TICKER

07 NEARBY RETAILERS







REDDING, CA, IN FOCUS

THE LARGEST CITY IN SHASTA COUNTY



A CITY IN NORTHERN CALIFORNIA

Redding is located along Interstate 5 in Northern California, about 160 miles north of Sacramento, Redding is **a regional hub for commerce, healthcare, and outdoor recreation.**

The local **economy is supported by industries like healthcare, retail, and tourism**, with key employers including Mercy Medical Center, Shasta Regional Medical Center, and Simpson University. Redding is **known for its scenic beauty**, with attractions like Shasta Lake, Whiskeytown National Recreation Area, and the Sundial Bridge drawing outdoor enthusiasts and tourists.

The city's affordable housing, good schools, and abundant recreational opportunities make it **a desirable place to live for families and retirees.** Higher education institutions in Redding include Shasta College and Simpson University. With its combination of natural beauty and small-city amenities, Redding is an attractive place for those seeking both adventure and community.

SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	7,637	62,829	96,951	148,720
Average HH Income	\$78,767	\$94,250	\$101,378	\$100,869
Median HH Income	\$62,117	\$71,072	\$75,931	\$75,768
Annual Growth (2010-2020)	1.3%	1.0%	0.9%	0.9%
Daytime Employees	11,525	37,212	48,069	58,516

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