

Red Lobster

39401 Fremont Blvd, Fremont, CA



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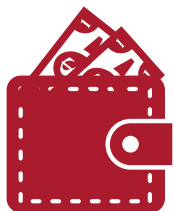
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INVESTMENT OVERVIEW



LIST PRICE
\$9,650,000



IN-PLACE NOI
\$457,703

BUILDING SIZE	8,409 Sq. Ft.
LOT SIZE	0.87 Acres
TYPE OF OWNERSHIP	Fee Simple
TENANT NAME	Red Lobster
LEASE TYPE	Absolute Net
LANDLORD RESPONSIBILITIES	None
LEASE COMMENCEMENT	July 31, 2014
LEASE EXPIRATION	July 31, 2039
OPTIONS	Four, 5-Year
RENT INCREASES	2.0% Annually
GUARANTOR	Corporate
SALES REPORTING	Yes
YEAR BUILT / EFFECTIVE AGE	1984

Andersen, Jung & CO. is pleased to present the listing for a Red Lobster located at 39401 Fremont Blvd in Fremont, CA.

The property is comprised of 8,409 square feet and sits on approximately 0.87 acre of land with ample parking. In 2014, Red Lobster signed a brand-new 25-year absolute net lease with Four, 5-Year Options and set rent increase at 2.0% annually.

Ideally located on busy Fremont Blvd in a dense major retail trade area full of commercial properties such as Target, Trader Joe's, Starbucks, Food Maxx, Chili's, US Bank, HSBC, Panda Express, O'Reilly Auto Parts, BOFA and so much more. It is also surrounded by residential homes in every direction and its location is also positioned at a signalized intersection for even higher traffic counts!

Fremont is a booming City with an incredible quality of life that saw high growth during and after the COVID-19 pandemic and in close proximity to many tech companies during the ongoing AI boom.

This location is mere minutes away from the Tesla Gigafactory – the largest factory on the west coast with over 20,000 employees.





WALNUT AVENUE

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Red Lobster

HSBC

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

FREMONT BOULEVARD

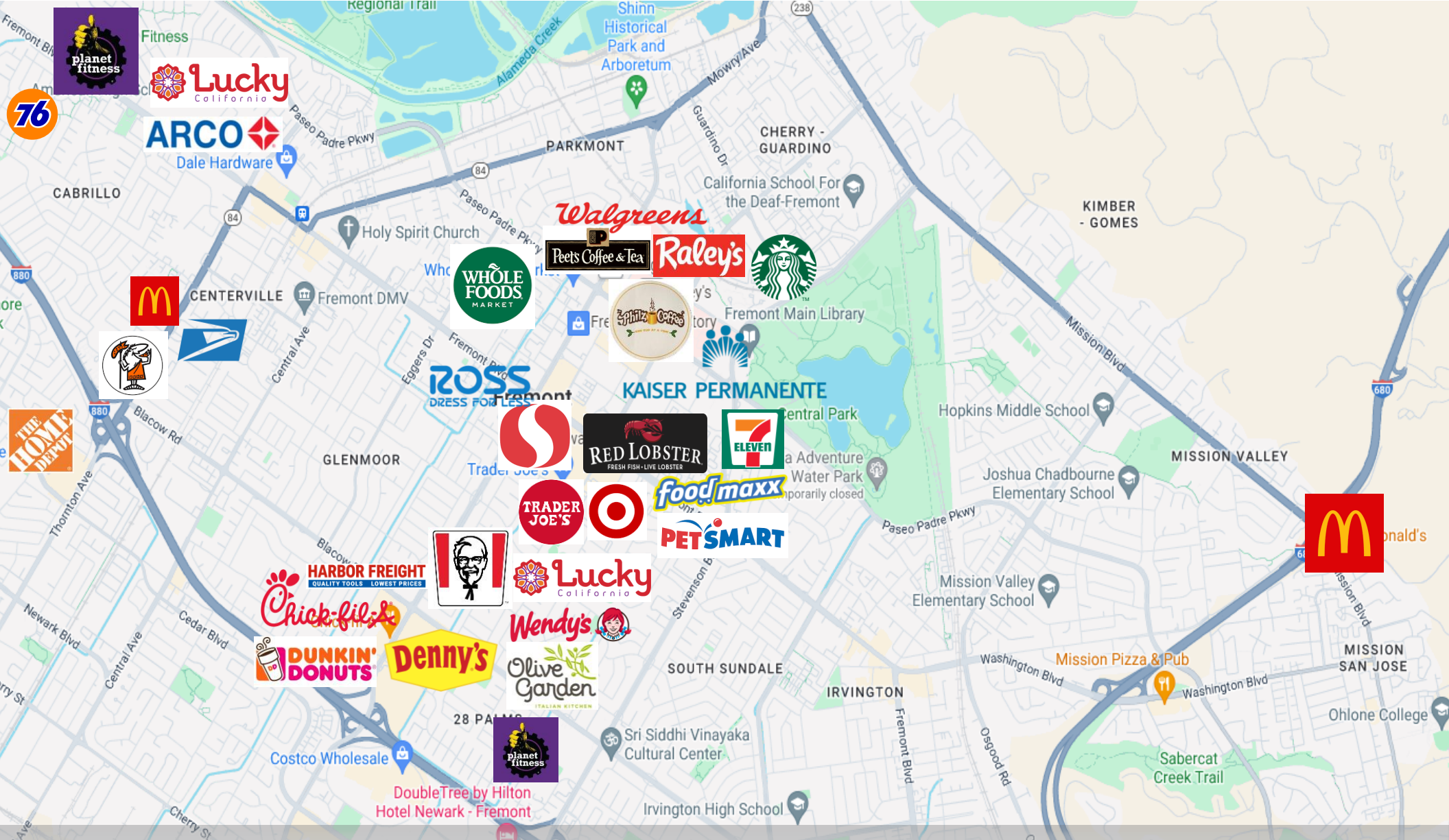


FREMONT BOULEVARD

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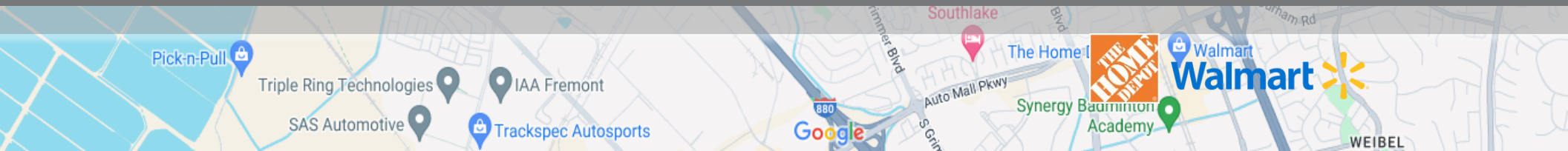
FREMONT BOULEVARD

WALNUT AVENUE



PROPERTY
LOCATION

39401 Fremont Blvd, Fremont, CA 94538



RENT ROLL

YEARS	MONTHLY RENT	ANNUAL RENT	YEARS	MONTHLY RENT	ANNUAL RENT
Year 10 (Current)	\$38,142	\$457,703	Year 24	\$50,327	\$603,929
Year 11	\$38,905	\$466,857	Year 25	\$51,334	\$616,007
Year 12	\$39,683	\$476,194			
Year 13	\$40,476	\$485,718	Option 1 (Start)	\$52,361	\$628,327
Year 14	\$41,286	\$495,432	Option 1 (End)	\$56,677	\$680,122
Year 15	\$42,112	\$505,341			
Year 16	\$42,954	\$515,477	Option 2 (Start)	\$57,810	\$693,724
Year 17	\$43,813	\$525,756	Option 2 (End)	\$62,576	\$750,707
Year 18	\$44,689	\$536,271			
Year 19	\$45,583	\$546,997	Option 3 (Start)	\$63,827	\$765,927
Year 20	\$46,495	\$557,937	Option 3 (End)	\$69,089	\$829,064
Year 21	\$47,425	\$569,096			
Year 22	\$48,373	\$580,478	Option 4 (Start)	\$70,471	\$845,646
Year 23	\$49,341	\$592,087	Option 4 (End)	\$76,280	\$915,354

TENANT OVERVIEW



Company	Red Lobster
Founded	1968
Locations	649
Total Revenue	\$2.6B
Employees	55,000
Parent	Thai Union Group
Headquarters	Orlando, FL

Seafood With Standards

Before there was Red Lobster, there was Bill Darden, a man passionate about making delicious, high-quality seafood available and affordable to everyone, including people who lived far from the coast and regardless of race, gender, religion or economic means. What was once a single, family-owned restaurant in Lakeland, FL now has over 700 locations around the world.

Red Lobster has been committed to seafood sustainability since we first opened our doors in 1968. As a founding member of the Global Aquaculture Alliance (GAA), now Global Seafood Assurances (GSA), in 1997, we helped establish guidelines for best practices and aquaculture certifications. We're also proud to have spent decades building personal relationships with suppliers who share our values.

FREMONT, CA



Fremont is the 4th largest city by population in the San Francisco Bay Area and is California's fifth-largest city in area. Part of Alameda County, Fremont is located at the foot of Mission Peak, on the southeast side of the Bay. The city is home to an ethnically diverse population of just over 214,000 with an average age of 36.8.

Incorporated in 1956, Fremont continually wins awards and accolades for the many qualities and features that make life here so attractive. Fremont has a young, active population, with a strong representation of families and children. In 1999, the National Public Health and Hospital Institute ranked Fremont No. 1 among the nation's largest cities for its healthy environment in which to raise children. Fremont has also been rated the 2nd best city in the U.S. for overall health. This status is the result of Fremont's high educational levels and per capita income, plus low unemployment and crime levels.

Fremont has repeatedly received national recognition for its quality of life, even while experiencing ongoing growth as a major high-tech hub. Businesses in Fremont find a diverse, strong base of suppliers and support services, as well as a location that provides ease of transportation and distribution. Fremont also has a highly skilled and educated workforce, with more than 48 percent of residents having a graduate and/or bachelor's degree. The median household income of \$100,000 is nearly double that of California's median of \$54,459, and housing values are higher than the California average, as well. These factors are a clear indicator that real estate in Fremont is a hot commodity for both residents and businesses – and this high quality of life can be a reality.

With its moderate climate, convenient transportation, proximity to employment, excellent public schools, major universities, excellent [dining](#), [shopping and lodging options](#), [recreation areas](#), [historic districts](#) and [cultural activities](#) Fremont offers the best of metropolitan living. It is a community rich in culture and history and manages to combine convenient city living with friendly, small-town charm.

Tesla Gigafactory



The Tesla Gigafactory is a 5,500,000 Sq. Ft. automobile manufacturing plant located in the densely populated south Fremont district right next to the Mud Slough, Warm Springs Bart Station, and conveniently accessible via the CA State Route 262 which connects Interstate 880 and 680.

Currently employing over 22,000 employees, The Fremont Gigafactory has produced nearly 560,000 vehicles and is the only production plant for the Model S and Model X. It also manufactures the Model S and Model 3 and is one of the largest manufacturing sites in California.

<https://www.tesla.com/fremont-factory>

DEMOGRAPHICS

	ZIP CODE	FREMONT CA
POPULATION		
TOTAL POPULATION	65,665	223,871
MALES	51.1%	49.6%
FEMALES	48.9%	50.4%
MEDIAN AGE	36.9	39.3
AVERAGE HH SIZE	2.9	3.0
FINANCIAL		
MEDIAN HH INCOME	\$142,595	\$162,336
MEDIAN HOME VALUE	\$1,167,396	+\$1,000,000
RACES		
ASIAN	54.4%	62.2%
WHITE	17.7%	16.9%
HISPANIC	18.6%	12.0%
TWO OR MORE	3.5%	4.1%
BLACK	3.8%	3.2%
PACIFIC ISLANDER	0.8%	0.6%
OTHER	0.7%	0.6%
AMERICAN INDIAN	0.6%	0.4%

	1-Mile	3-Mile	5-Mile
POPULATION			
TOTAL POPULATION	35,357	183,198	303,678
TOTAL HOUSEHOLDS	12,299	62,051	100,079
FINANCIAL			
AVERAGE HH INCOME	\$60,991	\$59,639	\$56,264

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