

**\$2,940,000**

**5.35% CAP RATE**

**4065 CAMERON PARK DR**  
CAMERON PARK, CA 95682



Long-Term Corporate-Guaranteed NNN Lease |  $\pm 9$  Years Remaining With 10% Rent Increases Every Five Years | High-Income Sacramento MSA Location | Legacy Carl's Jr. Location With Strong Traffic Exposure | Oversized  $\pm 1.18$ -Acre Parcel Great For Future Expansion

**Marcus & Millichap**  
NFB GROUP



# WHY INVEST?



## High-Growth Sacramento MSA Retail Corridor | Supported by Affluent Households & Daily Traffic Drivers

- **Strategically Located Along Cameron Park Drive**, A Primary Commercial Corridor Serving Cameron Park And El Dorado County, With Convenient Access To U.S. Route 50 Connecting The Sacramento Region To Lake Tahoe And Northern California
- **Freestanding Carl's Jr. With Drive-Thru**, Offering Excellent Visibility, Efficient Ingress/Egress, And Dedicated On-Site Parking To Capture Commuter And Neighborhood Traffic
- **Positioned Within an Active and Growing Retail Corridor**, Surrounded By Multiple Planned And Recent Developments That Continue To Enhance Consumer Draw And Long-Term Traffic Drivers
- **Affluent Residential Trade Area**, Supported By An Average Household Income Of **\$163,369 Within A 3-Mile Radius**, Providing Strong Discretionary Spending And Sustained QSR Demand
- **Oversized ±1.18-Acre Parcel, With Excess Land Included in the Sale** at No Additional Cost, Providing Future Development or Expansion



## Legacy Operated NNN Lease Corporate-Guaranteed Income With Built-In Rent Growth

- **±9 Years Remaining On A Long-Term, Corporate-Guaranteed NNN Lease**, Providing Stable, Passive Income With **Zero Landlord Responsibilities**
- **Strong In-Place Cash Flow**, With **\$157,300 In Annual Base Rent** (\$13,108/Month) Secured By An Established, Long-Operating QSR Location
- **Built-In Rent Growth**, Featuring **10% Rental Increases Every Five (5) Years**, Offering Inflation Protection And Long-Term Income Appreciation
- **Extended Lease Control**, With **Three (3) Five-Year Renewal Options**, Allowing For Up To **24 Years Of Total Remaining Term**
- **Legacy Operating Location**, With Continuous Operation Since 1989, Demonstrating Long-Term Site Viability And Durability Of The Carl's Jr. Brand



## Globally Recognized QSR Brand | Resilient Net-Lease Investment | Backed By CKE Restaurants

- **Carl's Jr.®, One Of The Most Recognized And Enduring Quick-Service Restaurant (QSR) Brands In The U.S.**, With A Proven Franchise Model And Longstanding National Presence

- **Established QSR Leader**, With **Thousands Of Locations Worldwide** And A Strong Concentration Across Key U.S. Markets, Driving Consistent Brand Visibility And Consumer Demand
- **Backed By CKE Restaurants Holdings**, A Leading Global Restaurant Platform Operating Carl's Jr.® And Hardee's®, Providing Operational Scale And Franchise Support





INVESTMENT  
SUMMARY

Address:	<a href="#">GOOGLE MAPS</a> 4065 Cameron Park Dr, Cameron Park, CA 95682
Concept:	Carl's Jr.
Guarantor:	Corporate
Price:	\$2,940,000
Cap Rate:	5.35%
NOI:	\$157,300
Building Size (SF):	±3,232 SF
Lot Size (AC):	±1.18 Acres
Year Built:	1990

LEASE  
TERMS

Lease Commencement:	12/14/1989
Lease Term Expiration:	4/26/2035
Term Remaining:	±9 Years
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$13,108
Annual Base Rent:	\$157,300
Rental Increases:	10%/5-Years
Renewal Options:	3 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,940,000  
LISTING PRICE

5.35%  
CAP RATE

±9 YRS  
LEASE TERM

\$157,300  
NOI

NNN  
LEASE TYPE

±3,232 SF  
BUILDING SIZE

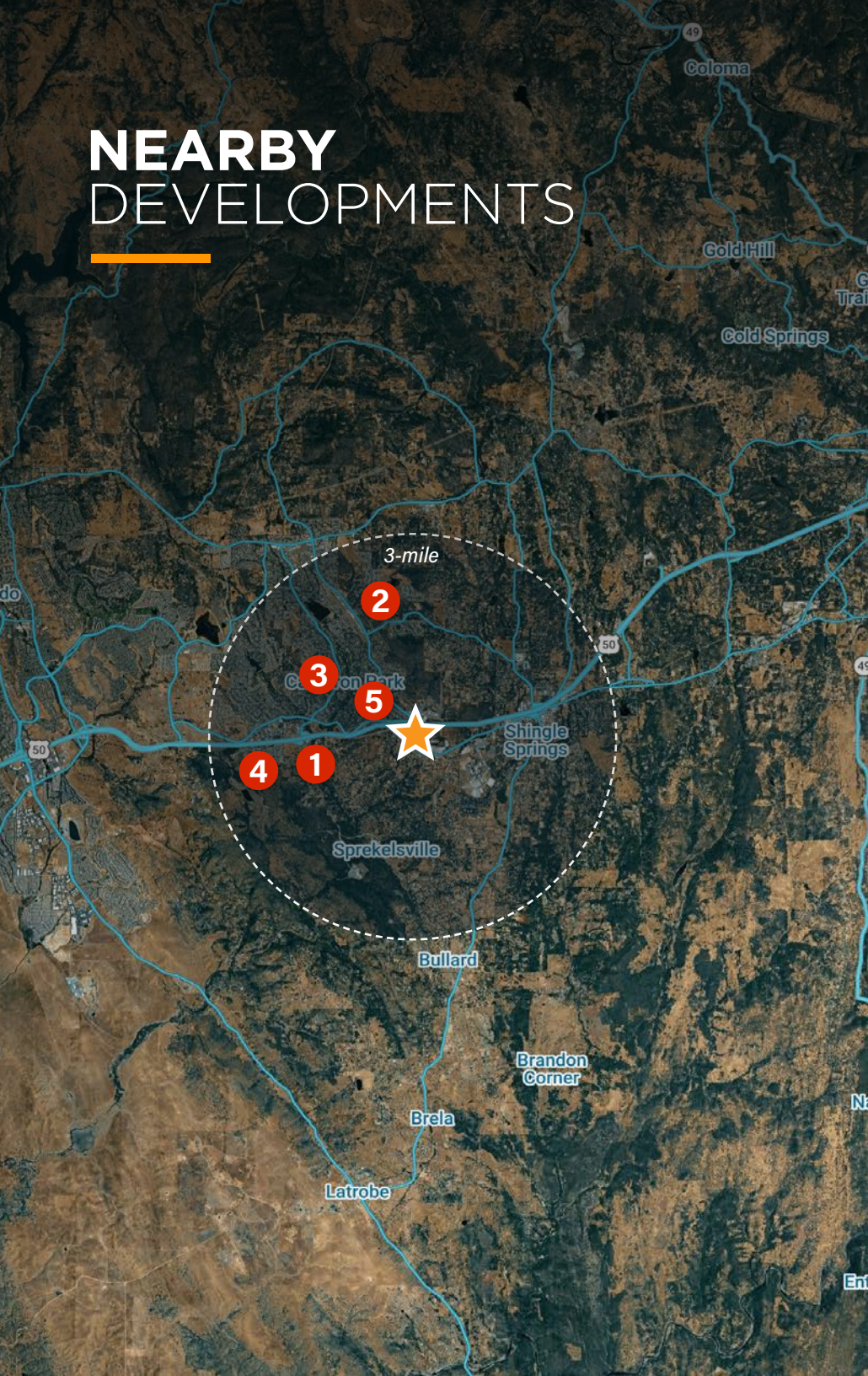








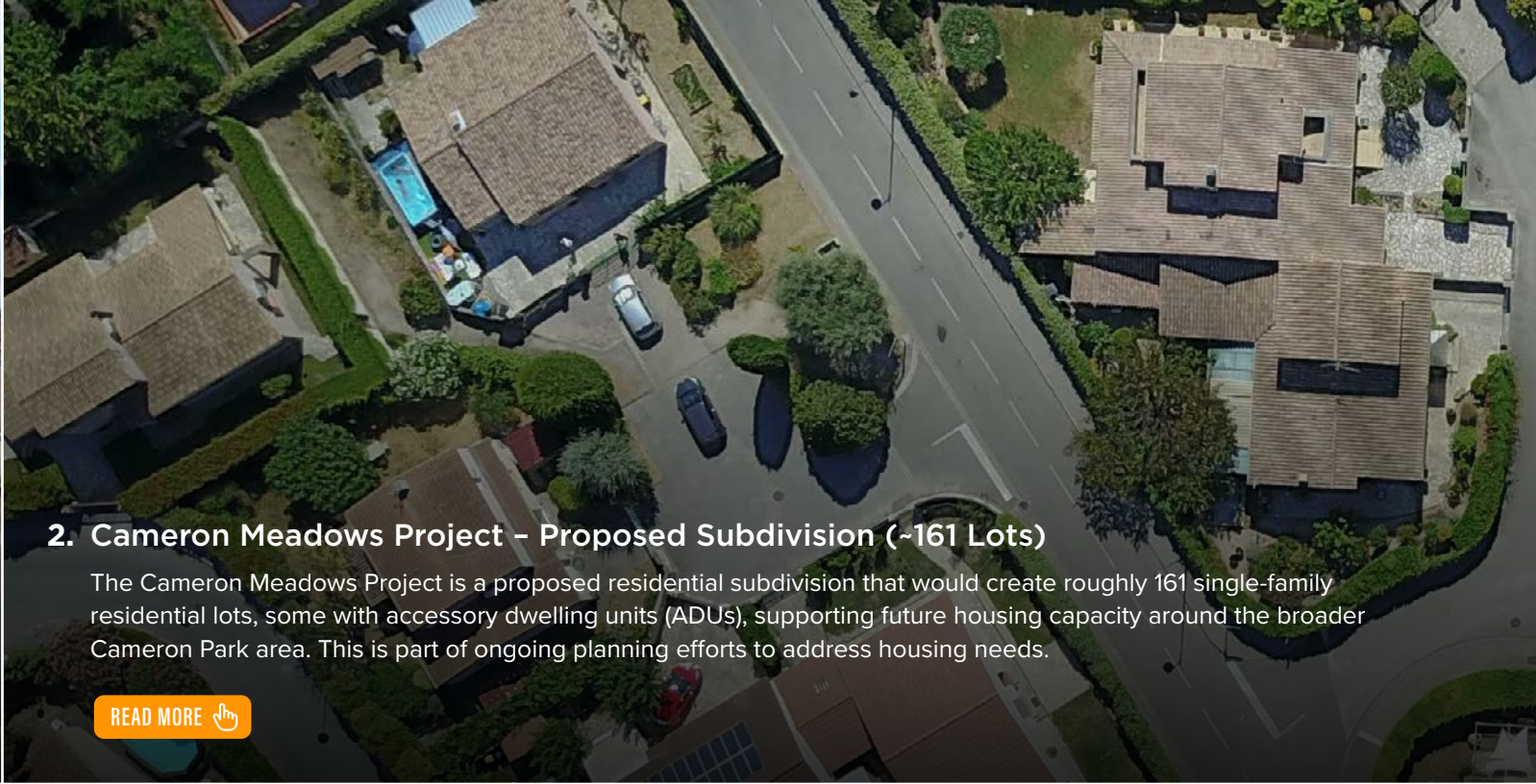
# NEARBY DEVELOPMENTS



## 1. Stone Canyon - New Home Community by KB Home

Stone Canyon is a new residential community under development in Cameron Park offering single-family homes by KB Home. This project is part of ongoing new construction activity in the area — signaling housing demand and community expansion in the Cameron Park market.

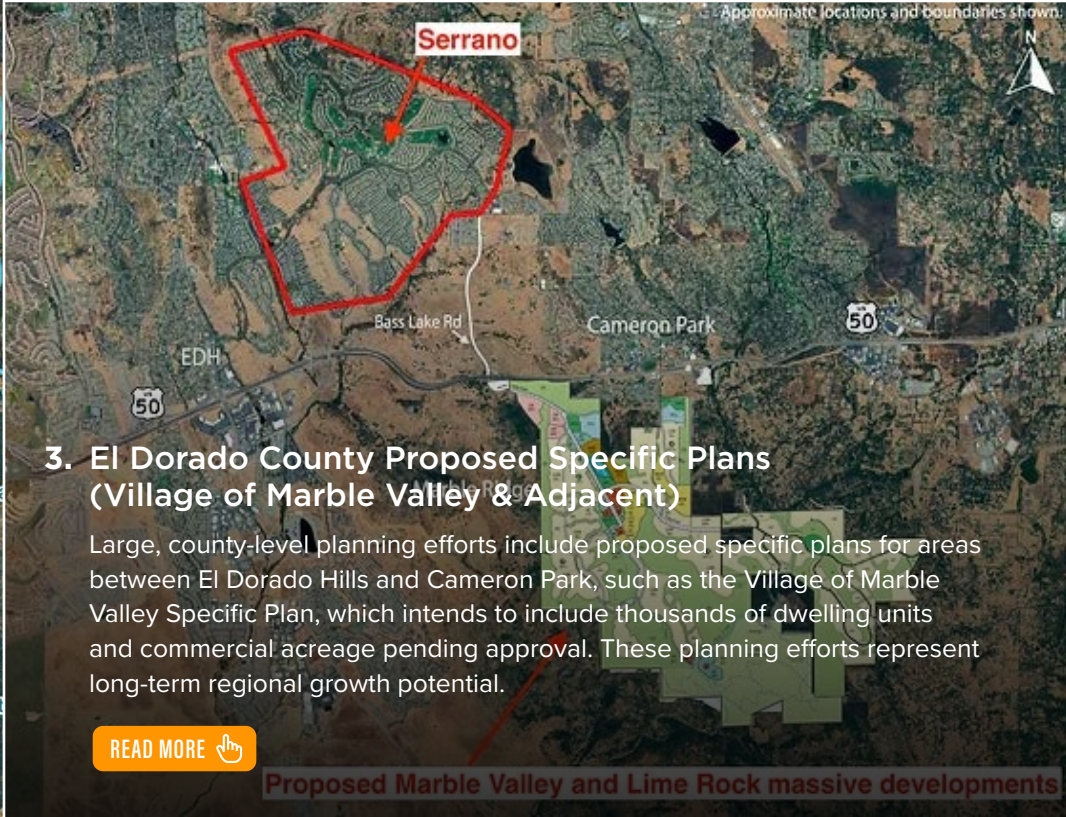
[READ MORE](#)



## 2. Cameron Meadows Project - Proposed Subdivision (~161 Lots)

The Cameron Meadows Project is a proposed residential subdivision that would create roughly 161 single-family residential lots, some with accessory dwelling units (ADUs), supporting future housing capacity around the broader Cameron Park area. This is part of ongoing planning efforts to address housing needs.

[READ MORE](#)



## 3. El Dorado County Proposed Specific Plans (Village of Marble Valley & Adjacent)

Large, county-level planning efforts include proposed specific plans for areas between El Dorado Hills and Cameron Park, such as the Village of Marble Valley Specific Plan, which intends to include thousands of dwelling units and commercial acreage pending approval. These planning efforts represent long-term regional growth potential.

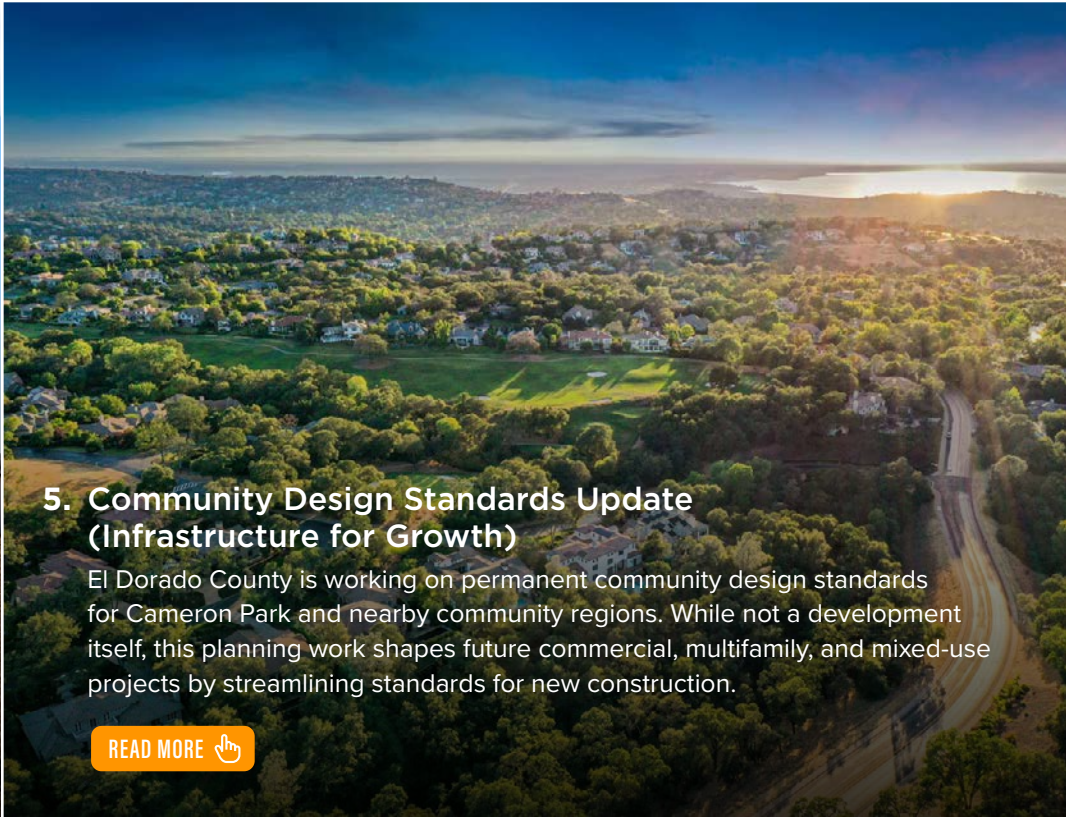
[READ MORE](#)



## 4. New Construction Activity (General)

There are active new home construction listings and communities in and around Cameron Park, indicating ongoing residential development. These include several new home options from various builders throughout the community, showing demand for housing continues.

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## 5. Community Design Standards Update (Infrastructure for Growth)

El Dorado County is working on permanent community design standards for Cameron Park and nearby community regions. While not a development itself, this planning work shapes future commercial, multifamily, and mixed-use projects by streamlining standards for new construction.

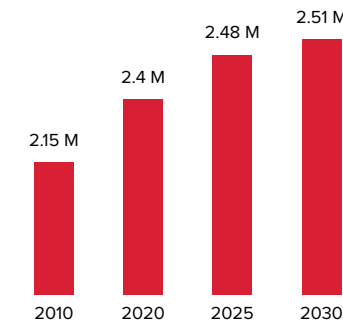
[READ MORE](#)





Often recognized for its livability, affordability relative to coastal markets, and strong quality of life, Sacramento blends historic character with modern growth. Known as America's "Farm-to-Fork Capital," the region's identity is shaped by its agricultural roots, diverse population, and emphasis on sustainability and local culture. A pro-business environment, expanding residential development, and continued in-migration from the Bay Area and Southern California have reinforced Sacramento's position as one of California's most attractive growth markets.

*All-America City Award*  
*National Civic League, 2024*



**2.48M**

within MSA

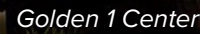
**\$135,800**

*within MSA*

Year	Number of people
2010	787,656
2020	868,460
2025	915,216
2030	945,218

**1.56M**

*within MSA*



## Old Town Pier

Sacramento also benefits from a strong sports and education presence. The region is home to the Sacramento Kings, whose Golden 1 Center has helped catalyze downtown revitalization, as well as a growing network of collegiate institutions led by University of California, Davis and California State University, Sacramento. Together, the Sacramento MSA's stable economy, diverse cultural fabric, educational infrastructure, and outdoor accessibility create a compelling foundation for sustained long-term growth and investment.



# TENANT PROFILE



Founded in 1941 in Los Angeles, California, **Carl's Jr.®** is one of the most iconic and enduring quick-service restaurant (QSR) brands in the United States. Built on a legacy of quality and bold flavor, the brand established itself early through its signature **charbroiled burgers**, a defining differentiator that continues to set Carl's Jr. apart from competitors. Known for its indulgent menu, premium ingredients, and crave-worthy offerings, Carl's Jr. has cultivated strong brand loyalty among consumers seeking flavorful, made-to-order meals. In addition to burgers, the menu features chicken sandwiches, breakfast items, sides, and limited-time innovations designed to appeal to evolving consumer preferences while maintaining its core brand identity.

Today, Carl's Jr. operates **thousands of restaurants worldwide**, with a strong concentration across the United States and an expanding international footprint. The brand has embraced modernization through digital ordering platforms, mobile apps, delivery integration, and updated restaurant prototypes that emphasize drive-thru efficiency, convenience, and speed of service. These initiatives have enhanced customer engagement and reinforced Carl's Jr.'s relevance in an increasingly competitive QSR landscape.

Carl's Jr. is a flagship brand of **CKE Restaurants Holdings**, a leading global restaurant platform that also operates **Hardee's®**. With more than eight decades of operating history, a proven franchise model, and continued investment in brand development and operational innovation, Carl's Jr. remains a resilient and recognizable force in the QSR industry, appealing to both long-standing customers and new generations of consumers.

2025 REVENUE	U.S. LOCATIONS	EMPLOYEES	PARENT COMPANY
<b>\$1.5B</b>	<b>1,000+</b>	<b>20K+</b>	

SOURCE: 2025, CKE RESTAURANTS



# IN THE NEWS



FULL ARTICLE 

## CKE RESTAURANTS HIRES HABIT BURGER EXEC AS CARL'S JR BRAND PRESIDENT

January 8, 2026 | *Restaurant Dive*

CKE Restaurants appointed Iwona Alter as brand president for Carl's Jr, according to a LinkedIn post. She succeeds Blake Devillier, who left his post in October after a year and a half, according to his LinkedIn profile. Alter worked at The Habit Burger Grill for the past seven years, most recently serving as chief operating officer for three years, according to her LinkedIn profile. While at Habit, she worked on strategy and operational planning processes as well as improving the guest experience through...

## CARL'S JR., HARDEE'S RAISE MORE THAN \$1 MILLION FOR VETERANS, MILITARY FAMILIES

August 27, 2025 | *NRN*

CKE Restaurants, the parent company of Carl's Jr.® and Hardee's®, announced today that its annual Stars for Heroes™ fundraising campaign has raised more than \$1 million since launching on Memorial Day. The funds support post-9/11 veterans and their families through national nonprofit partner USA Cares, as well as a variety of local charities selected by franchisees. USA Cares provides skills training and financial assistance aimed at helping veterans build long-term stability. Since its...



FULL ARTICLE 



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