

\$2,940,000

5.35% CAP RATE

4065 CAMERON PARK DR

CAMERON PARK, CA 95682



Long-Term Corporate-Guaranteed NNN Lease | ±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 ±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**



INVESTMENT SUMMARY

| | | |
|---------------------|-----------------------------|--|
| Address: | GOOGLE MAPS | 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

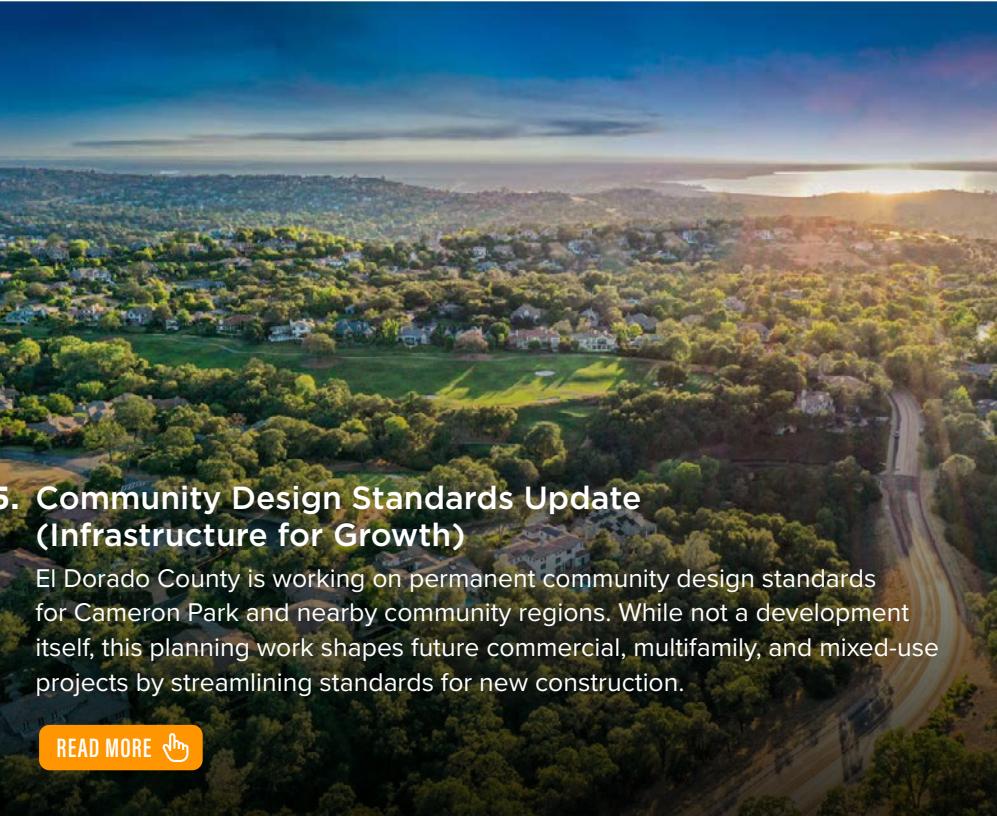
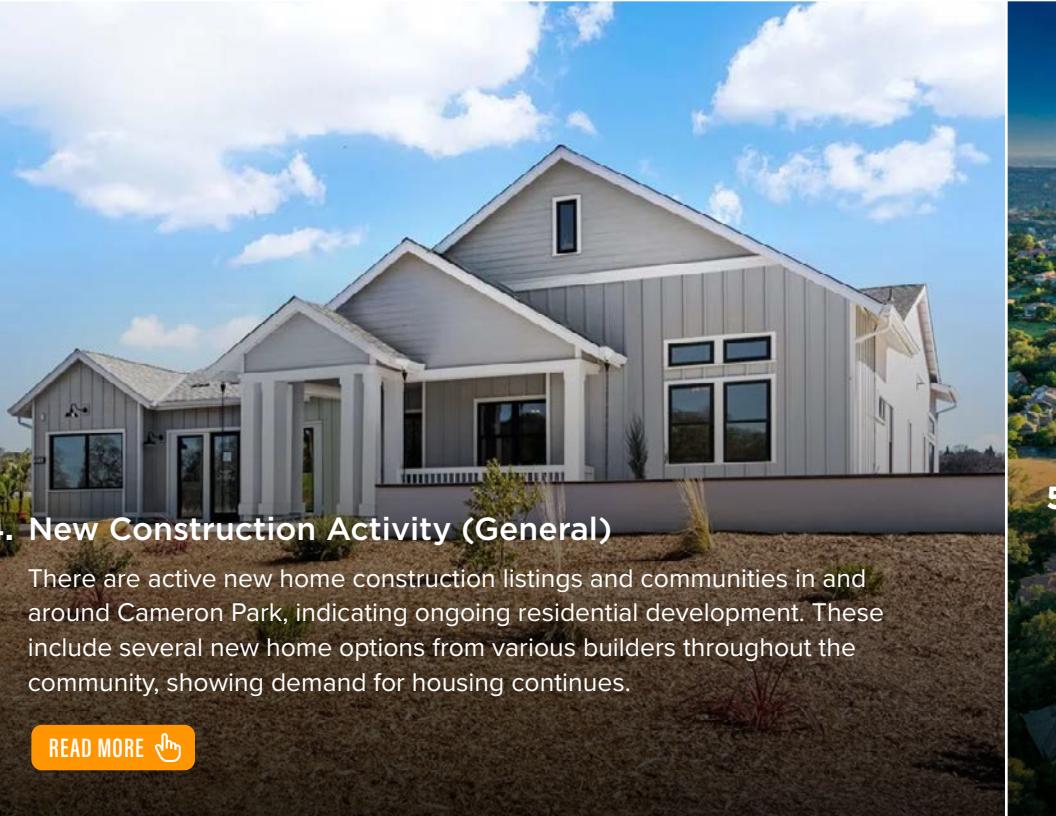
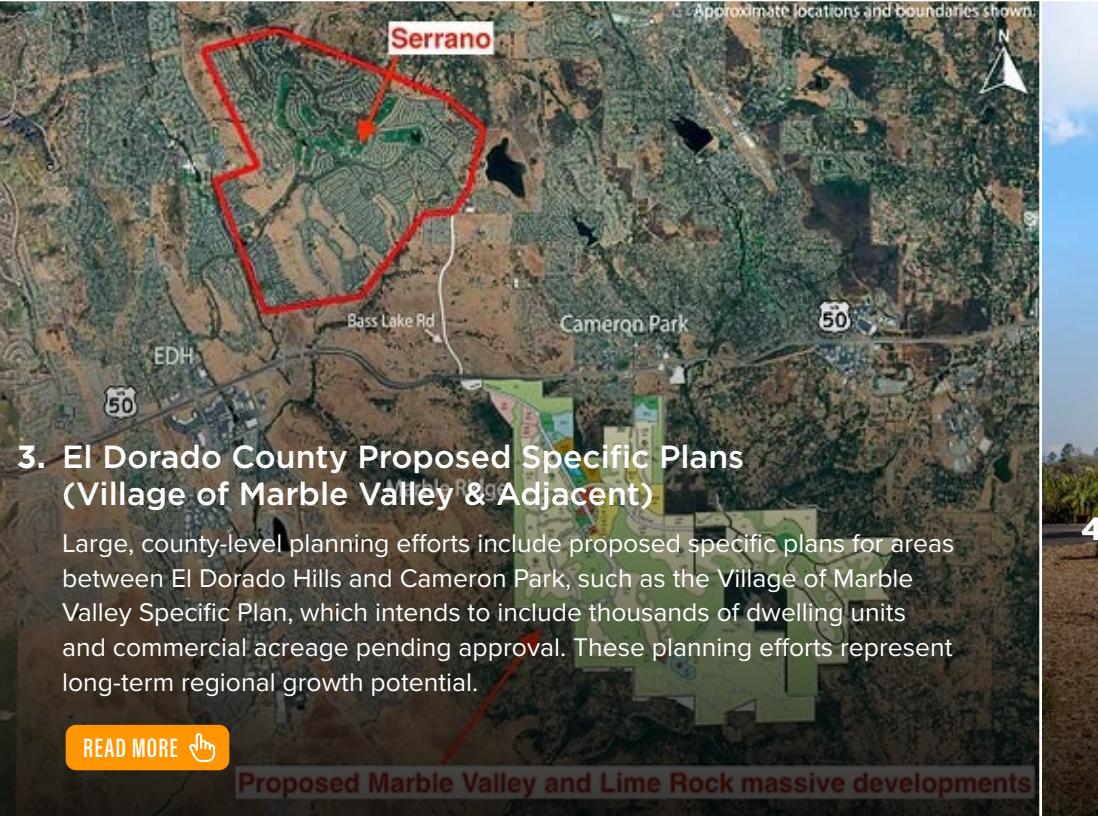
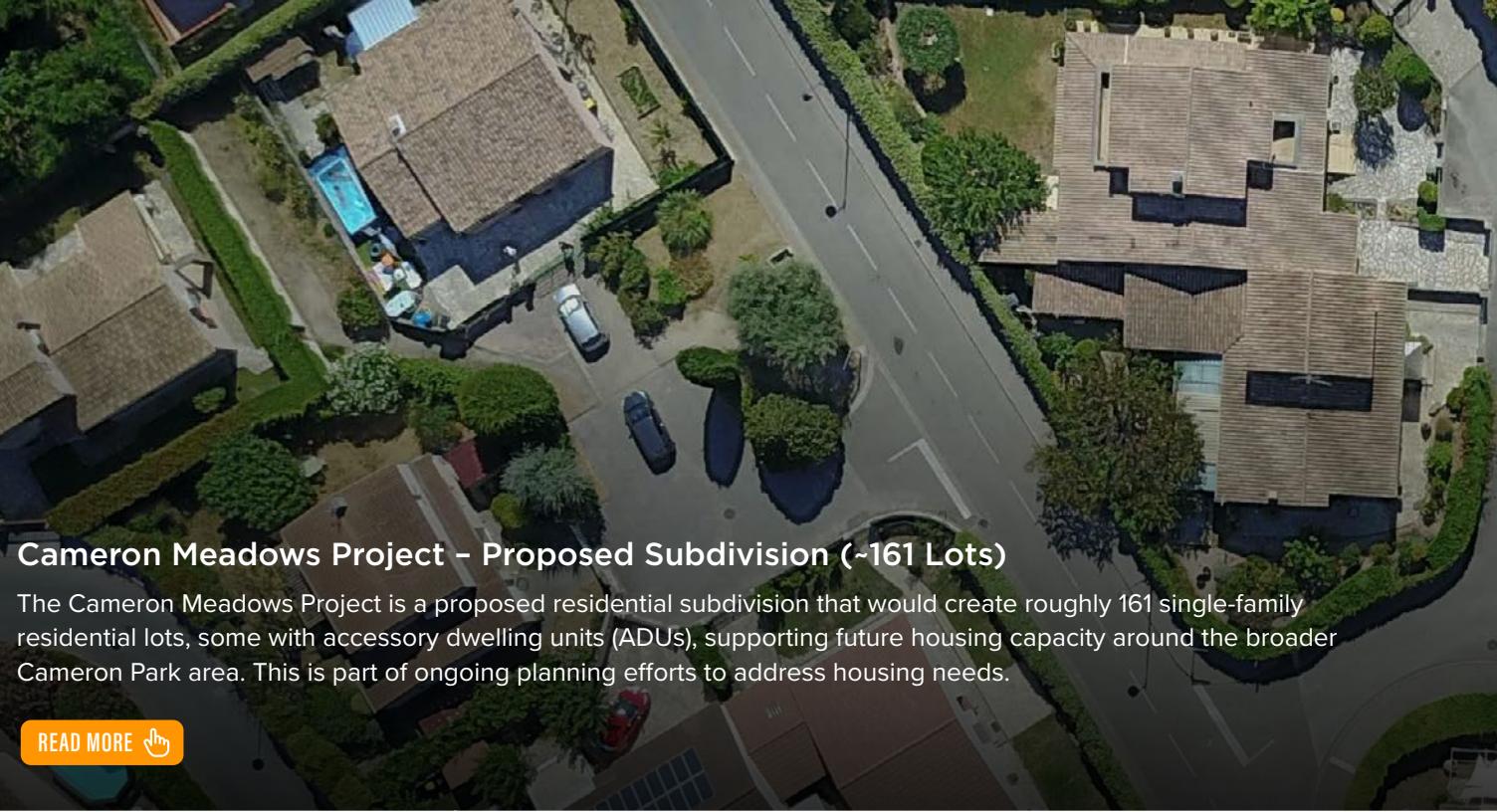
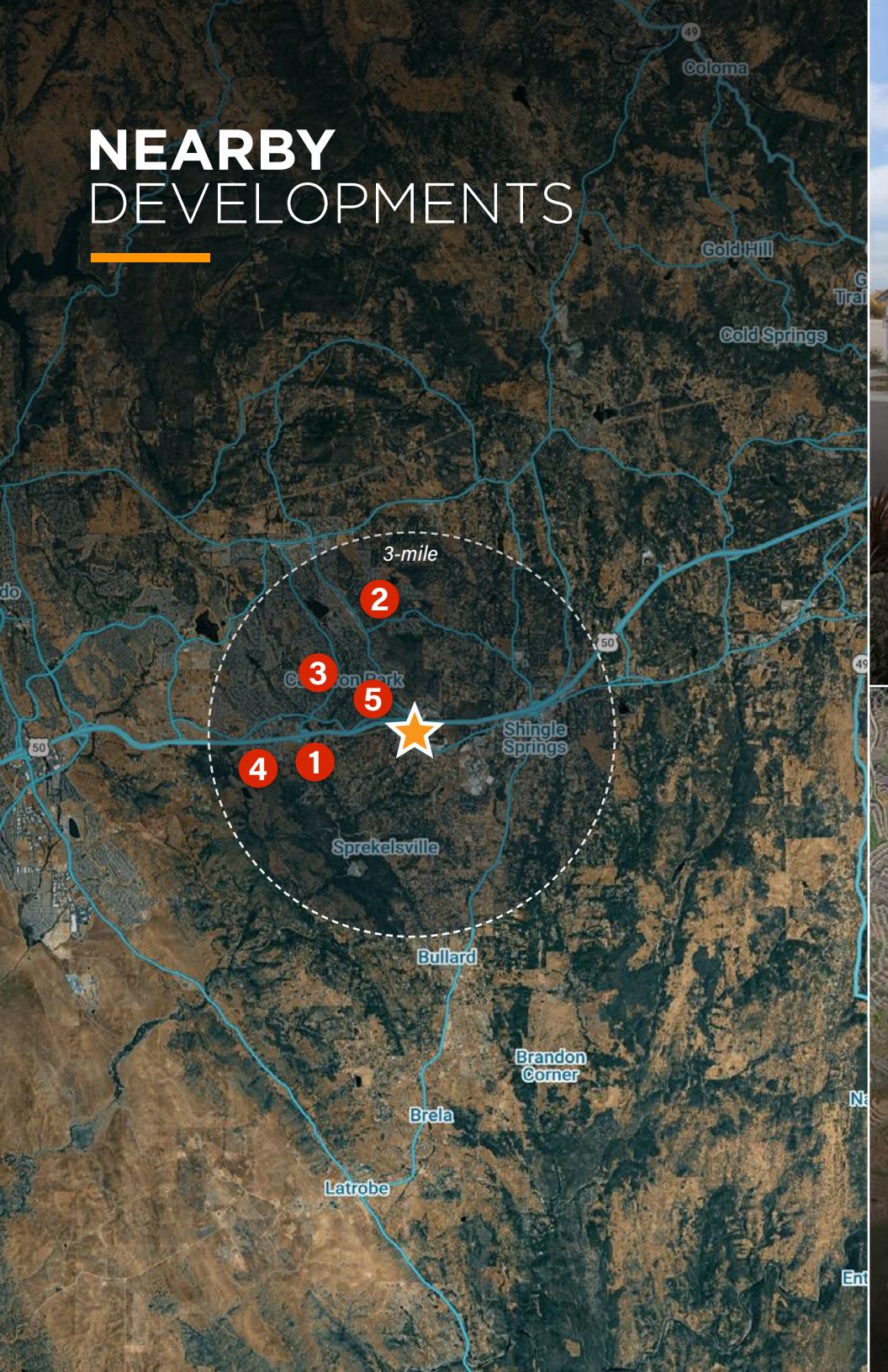
±3,232 SF

BUILDING SIZE

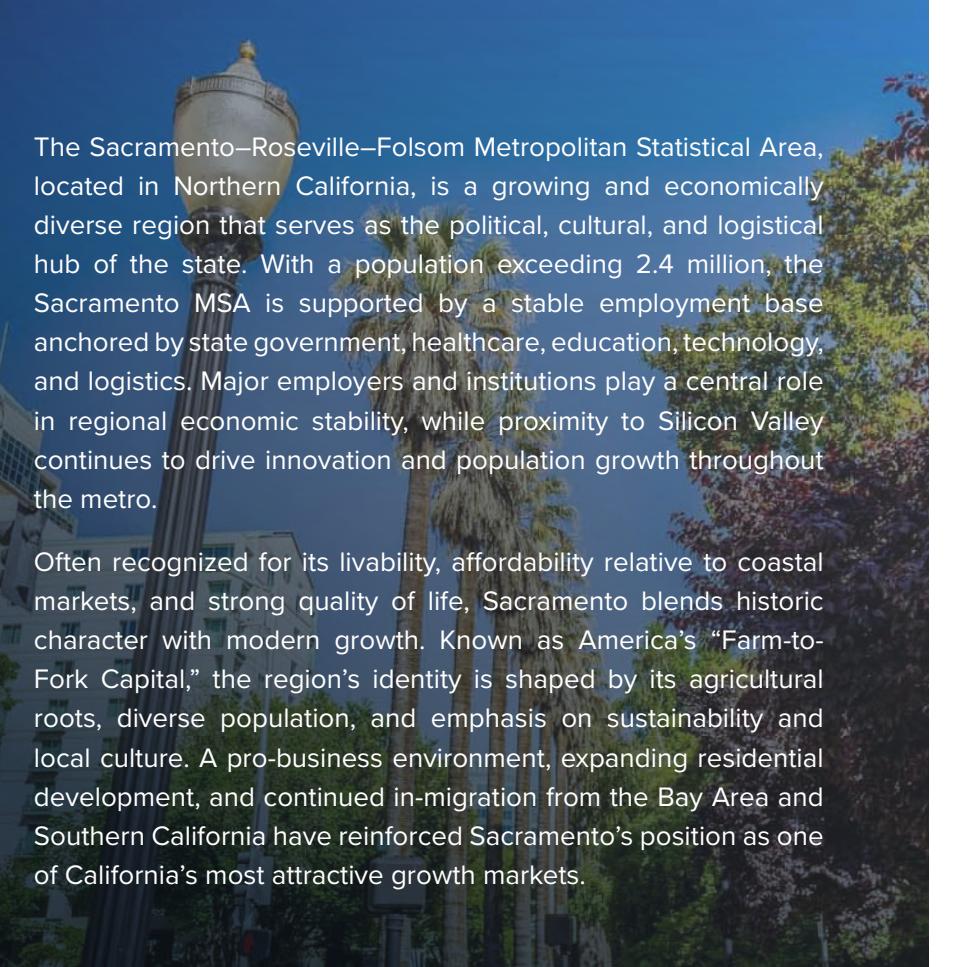
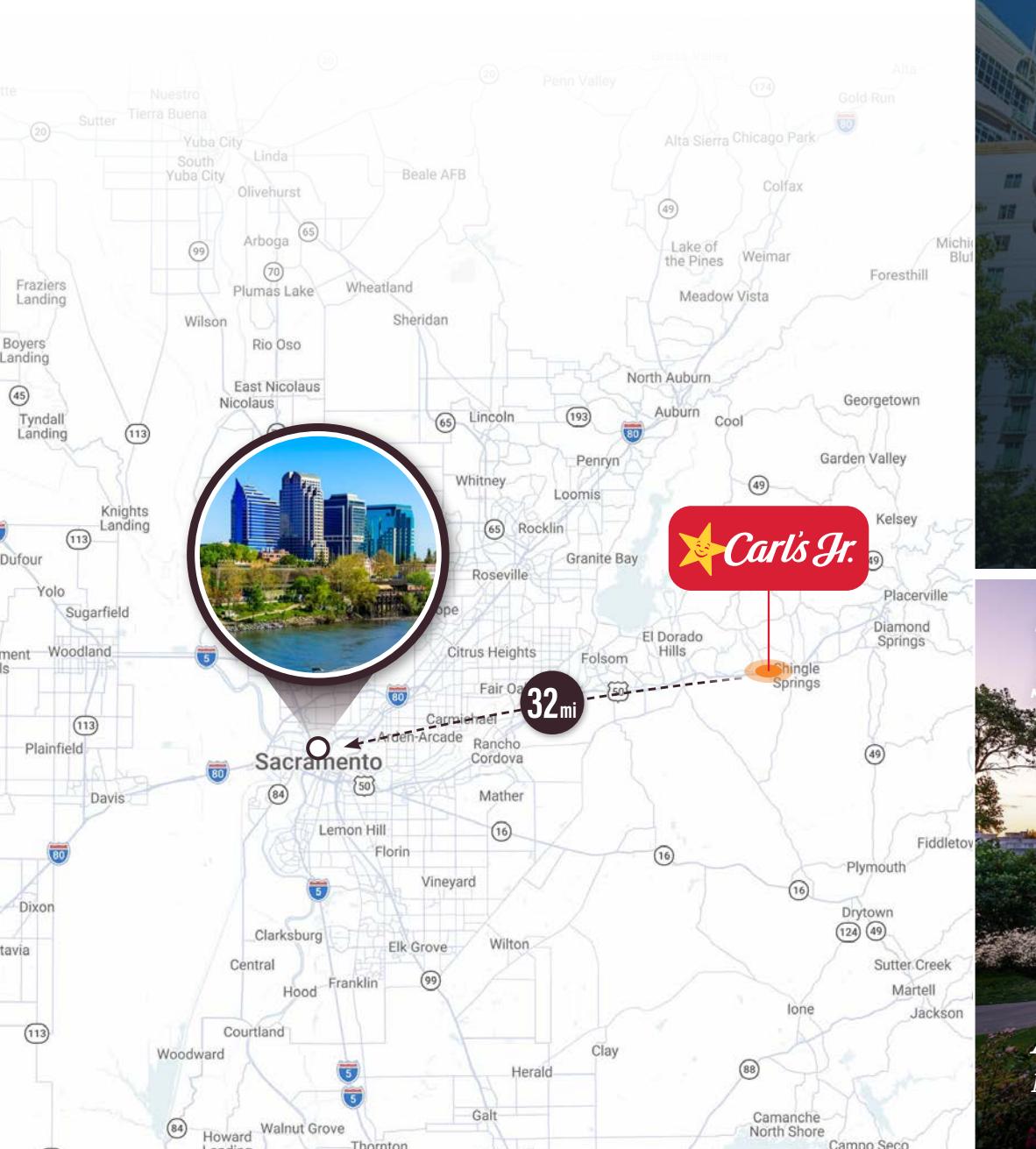




NEARBY DEVELOPMENTS



SACRAMENTO MSA

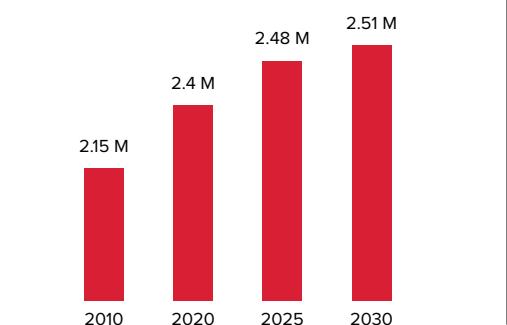


The Great Capital of the State of California



SACRAMENTO MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2026, SACRAMENTO



POPULATION

2.48M

within MSA

Avg. HH Income

\$135,800

within MSA

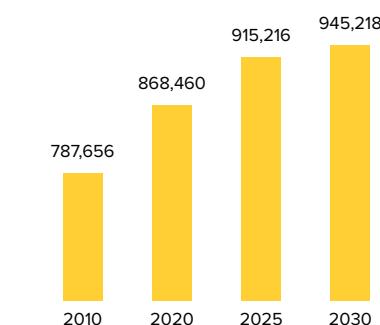
Daytime Population

1.56M

within MSA

SACRAMENTO MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, SACRAMENTO



2010

2020

2025

2030

Households

945,218

915,216

868,460

787,656

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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

\$1.5B

U.S. LOCATIONS

1,000+

EMPLOYEES

20K+

PARENT COMPANY

CKE RESTAURANTS™

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...



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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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050014