

KFC / LONG JOHN SILVER'S

\$1,450,000 - 6.62% Cap Rate

9750 California Highway 53 - Lower Lake, CA 95457



ALIVE
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

ALIVE Commercial Real Estate is pleased to offer this co-branded KFC / Long John Silver's in Lower Lake, CA at an asking price of \$1,450,000 / 6.62% Cap Rate. The offering is comprised of a 2,952 SF building with drive-thru situated on a 0.81-acre parcel (both per public records). The lease is Absolute NNN with the current term expiring August 30, 2027. There is 1, 5-year option to follow which includes a 10% increase in rent. The existing 4-unit franchisee has been successfully operating at this location since 2013. KFC / Long John Silver's benefits from exposure of 18,000 + vehicles per day along California Highway 53 as well as its proximity to Clear Lake, which is the largest, natural freshwater lake in California with 68 square miles of surface area. Known as the Bass Capital of the West, Clear Lake supports a wide variety of fish and attracts fishermen and women from across the United States. As a 2023, the population within the Clearlake Area was estimated to be 16,481 people.

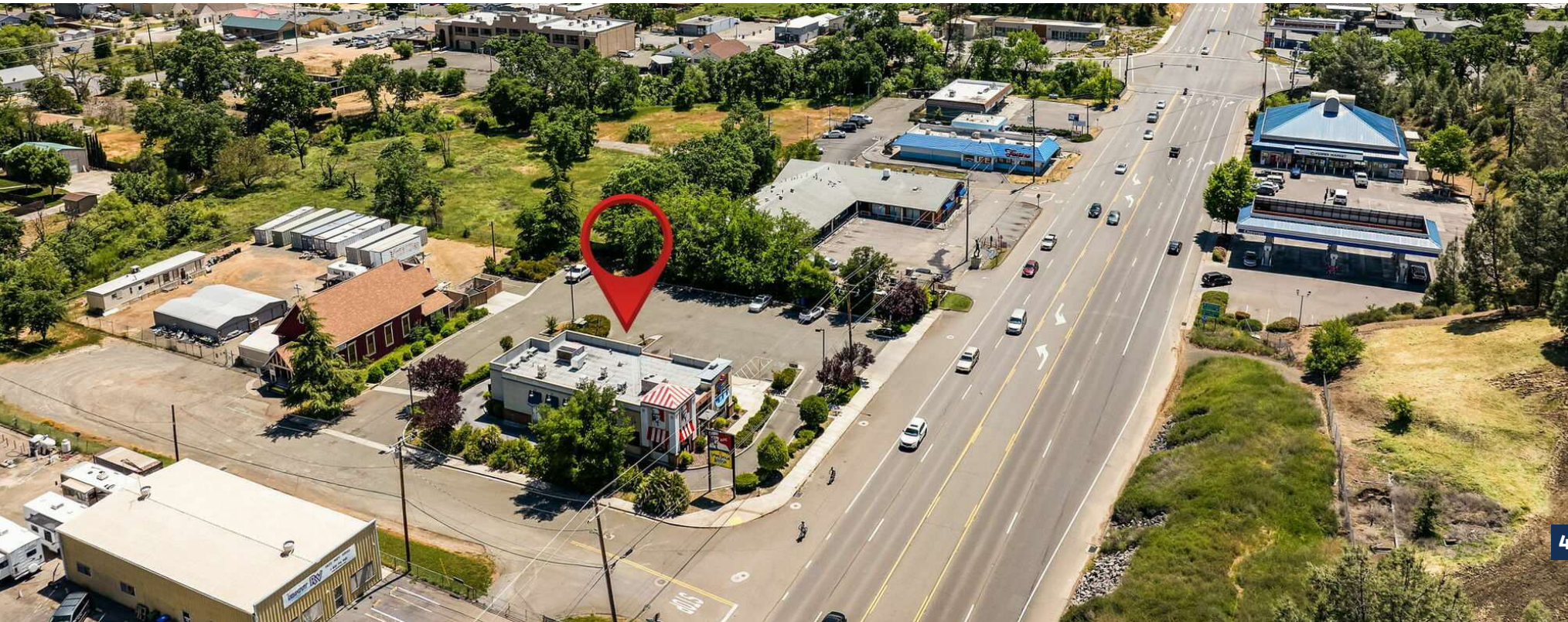
PROPERTY SUMMARY

Sale Price	\$1,500,000 - 6.4% CAP RATE
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ABOUT THE OFFERING - 9750 HIGHWAY 53 - LOWER LAKE, CA 95457	
List Price:	\$1,450,000
Cap Rate:	6.62% Cap
Net Operating Income (NOI):	\$96,000
Lease Type:	Absolute NNN
Building Size (public records):	2,952 SF
Parcel Size (public records):	0.81 Acres
Lease Expiration:	August 30, 2027
Term Remaining:	2 + Years
Options:	1, 5 Year Option
Option Rent:	\$106,312 NOI in Option

ABOUT THE OFFERING (CONTINUED)

Year Built:	2005
Traffic Counts:	18,000 + per Loopnet
Parking:	30 On Site Spaces
Drive-Thru:	Yes
APN #:	024-235-150-000
Right of First Refusal:	No
Tenant:	4 Unit Franchisee
Type of Ownership:	Fee Simple
Reported Store Sales:	Yes - Please Inquire with Broker
Percentage Rent:	8.5% of Gross Sales Exceeding Base Monthly Rent

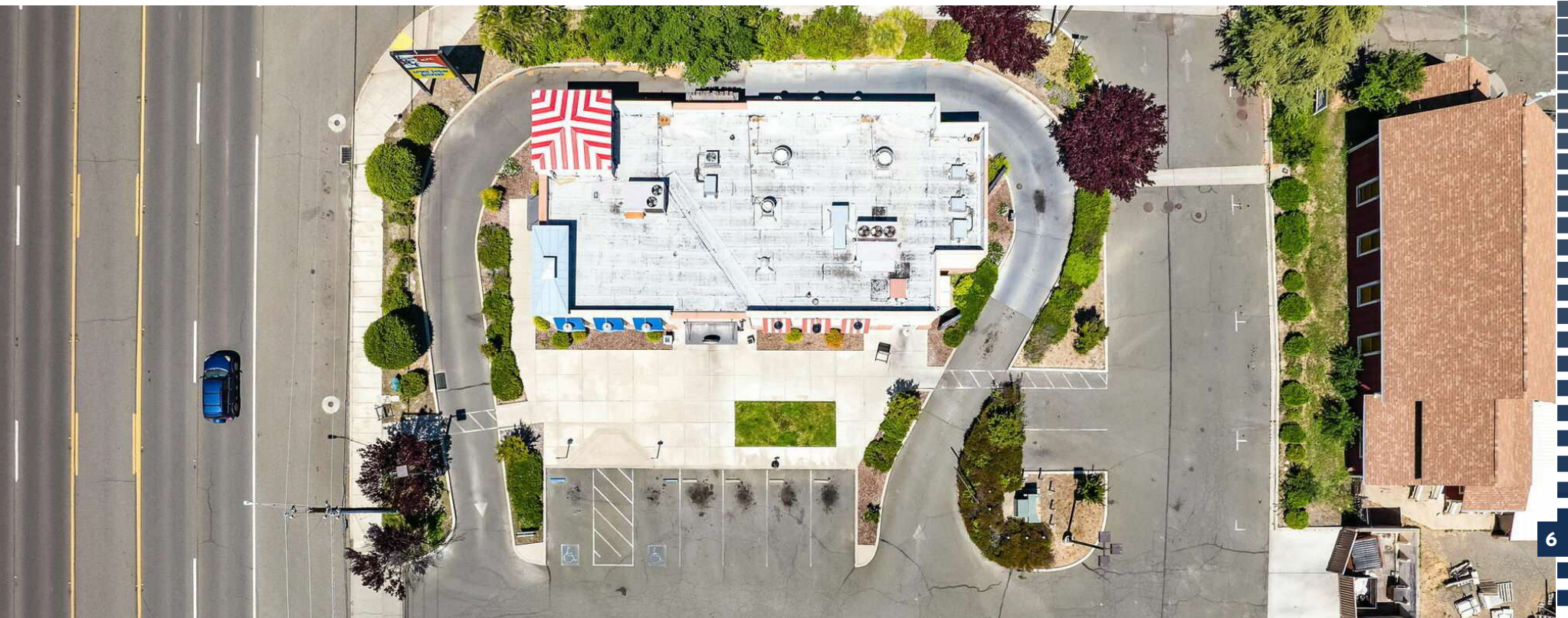


RENT ROLL

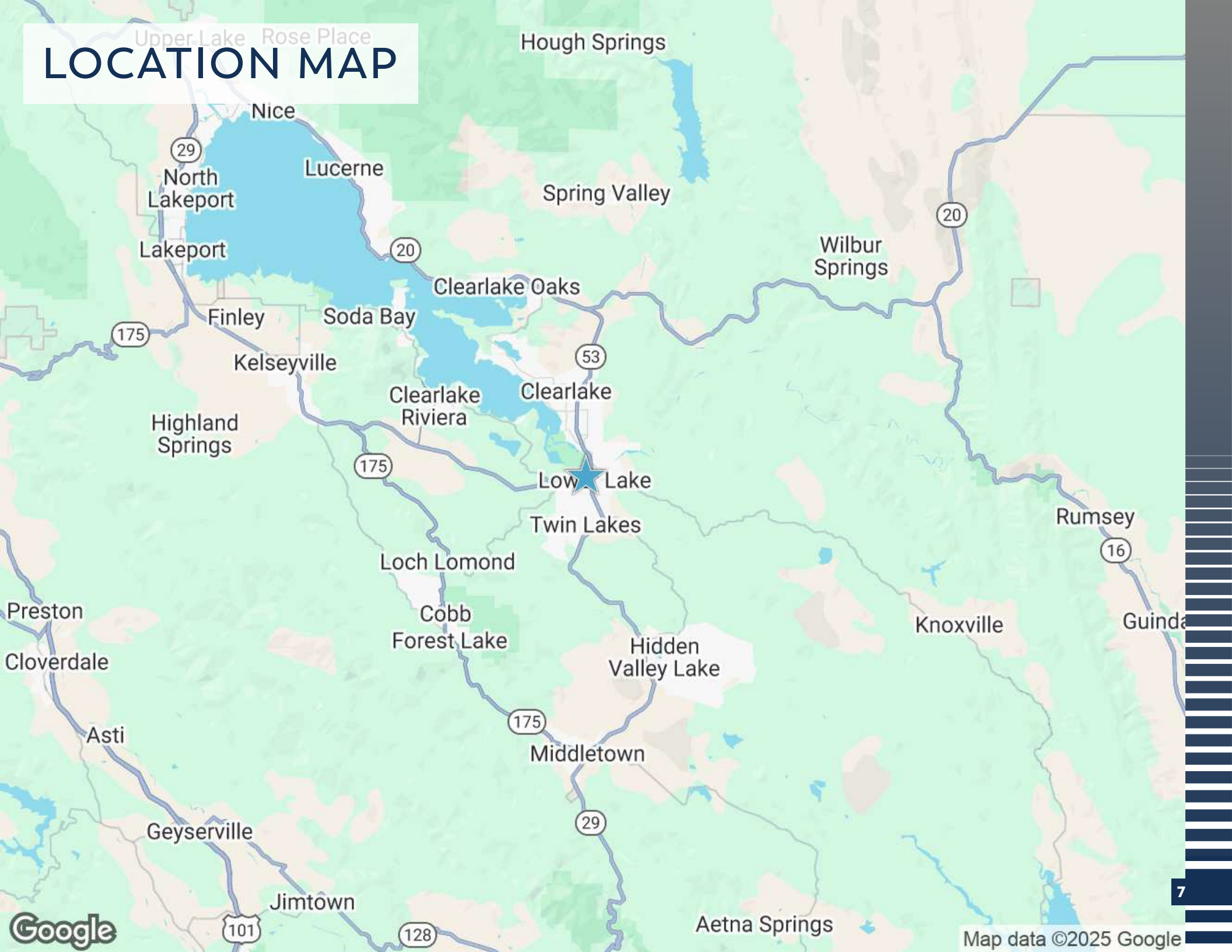
Tenant	Building Size	Lease Start	Lease Expiration	Annual Rent	Rent PSF / Year	Options Remaining	Option Rent
KFC / Long John Silver's (Franchisee)	2,952	August 21, 2013	August 30, 2027	\$96,000	\$2.71	1, 5 Year	\$106,312
Right of First Refusal (ROFR) - No							

Per Section 3 of the Lease : Triple Net Lease - Lessee acknowledges and agrees that it is intended that this is a net lease and is completely carefree to the Lessor.

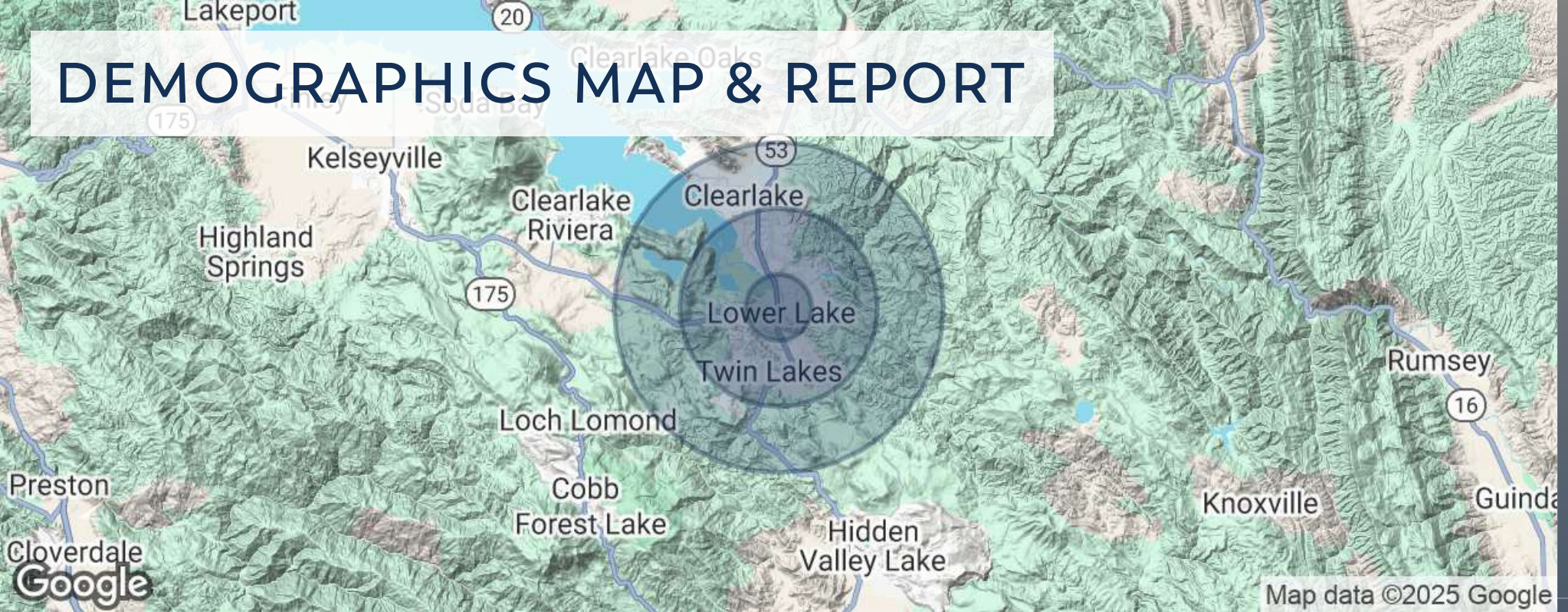
Lessor is not responsible during the Lease Term for any costs, charges, expenses, and outlays of any nature whatsoever arising from or relating to the use and occupancy of the Leased Premises.



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,187	9,210	19,209
Average Age	43	40	40
Average Age (Male)	43	40	40
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	454	3,437	7,324
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$94,443	\$71,921	\$68,429
Average House Value	\$577,343	\$308,946	\$297,964

Demographics data derived from AlphaMap

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PRESENTED BY:



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