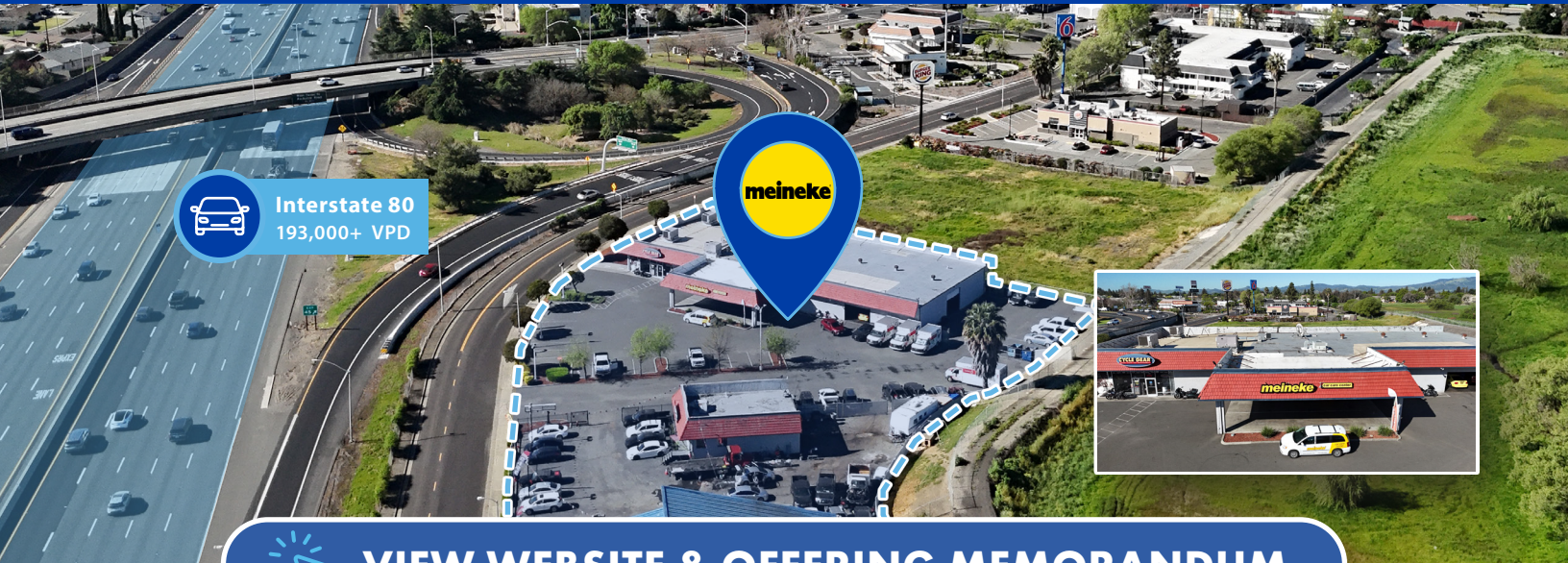


MEINEKE ABSOLUTE NNN SALE LEASEBACK

1525 Holiday Lane | Fairfield, CA

 San Francisco Bay Area



 Interstate 80
193,000+ VPD



 [VIEW WEBSITE & OFFERING MEMORANDUM](#)

 \$4,015,000 PRICE	 6.00% CAP RATE	 ABSOLUTE NNN LEASE FORM	 \$240,864 NOI	 10 YEARS BASE TERM
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-  **Prime Passive Investment Opportunity** | Absolute NNN Sale Leaseback | True Passive Investment with Zero Landlord Responsibilities | Tenant Responsible for All Property-Related Expenses Including Roof & Structure
-  **E-Commerce & Recession Proof Tenant** | National Brand with Over 1,470 Locations Nationwide | Top-Performing Meineke Franchisee | Premier Consolidated, Inc. Operates 23 Meineke Locations Across Four States
-  **Long-Term Lease with Built-In Rent Growth** | Tenant to Sign a 10-Year Master Lease Upon Closing Featuring 10% Rental Increases Every 5 Years to Hedge Against Inflation & Two, 5-Year Options to Renew
-  **Ideal Location in a Dense Retail Corridor** | National Retailers in the Immediate Surrounding Area Include Starbucks, Burger King, BevMo!, Dollar Tree, Taco Bell
-  **Excellent Visibility via Interstate 80** | Located with Excellent Visibility & Access Off I-80 (193,000+ VPD) | Situated at the Intersection of Holiday Ln at the Travis Blvd
-  **High-Growth Area** | Less than 40 Miles to Sacramento & Less than 46 Miles to San Francisco | Large Local Employers Include Travis Air Force Base, Jelly Belly, Anheuser-Busch, & More

Exclusively Offered by:
NORTHMARQ NATIONAL SALE LEASEBACK GROUP

  **Ani Paulson** | Senior Vice President
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404.407.5907

In Association With:
Ronnie Givargis
CA Broker #01363135

