

ACTUAL SITE



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COMMERCIAL ADVISORS



WENDY'S

WEED, CA

Brand New Absolute NNN Wendy's Along Interstate-5



LEAD BROKERS

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WHY INVEST

New 2024 Store Opening & NNN Lease

The subject property was remodeled using premium materials and enhanced aesthetics to reflect Wendy's latest prototype. Operating under an absolute NNN lease, which includes both the building and land, this property is an ideal passive investment. The lease structure is highly landlord-friendly and the purchase price is listed well below current replacement costs.

Easy Access from Multiple Economic Drivers

The subject property is ideally situated along US Interstate 5, the major freeway stretching from the Canadian to Mexican border. Its strategic position also benefits from serving as a convenient stop for travelers heading to the region's popular recreational destinations, including Mount Shasta, Shasta Lake, Castle Crags, and the Trinity Alps. This high-visibility location and proximity to key attractions make the property an ideal destination for both locals and tourists.

Nearby College of the Siskiyous

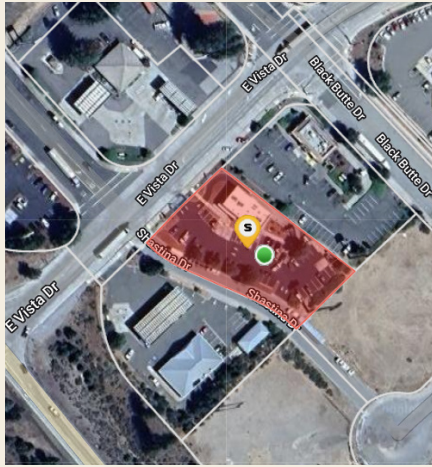
The property benefits from its close proximity to The College of the Siskiyous, a public community college. It is one of only eleven California community colleges offering on-campus student housing, enhancing its appeal to both local and out-of-area students. Accredited by the Western Association of Schools and Colleges since 1961, the college upholds high academic standards. Additionally, its Fire/Emergency Response Technology Program is approved by the State Fire Marshal's Office, while the Emergency Medical Technician, Licensed Vocational Nursing, and Registered Nursing programs are accredited by their respective state agencies.



Price	\$1,895,000
Cap Rate	4.75%
NOI	\$90,000
Price/SF	\$662
Leasable Area	2,860 SF
Land Area	0.91 AC
Year Remodeled	2023

88 E VISTA DR, WEED, CA 96094





WENDY'S

Address: 88 E Vista Drive, Weed, CA 96094

County: Siskiyou

APN: 060-552-320-000

Lot Size: 0.91 AC

Tenant: Wendy's Properties, LLC, a Delaware limited liability company

Signatories: Corporate

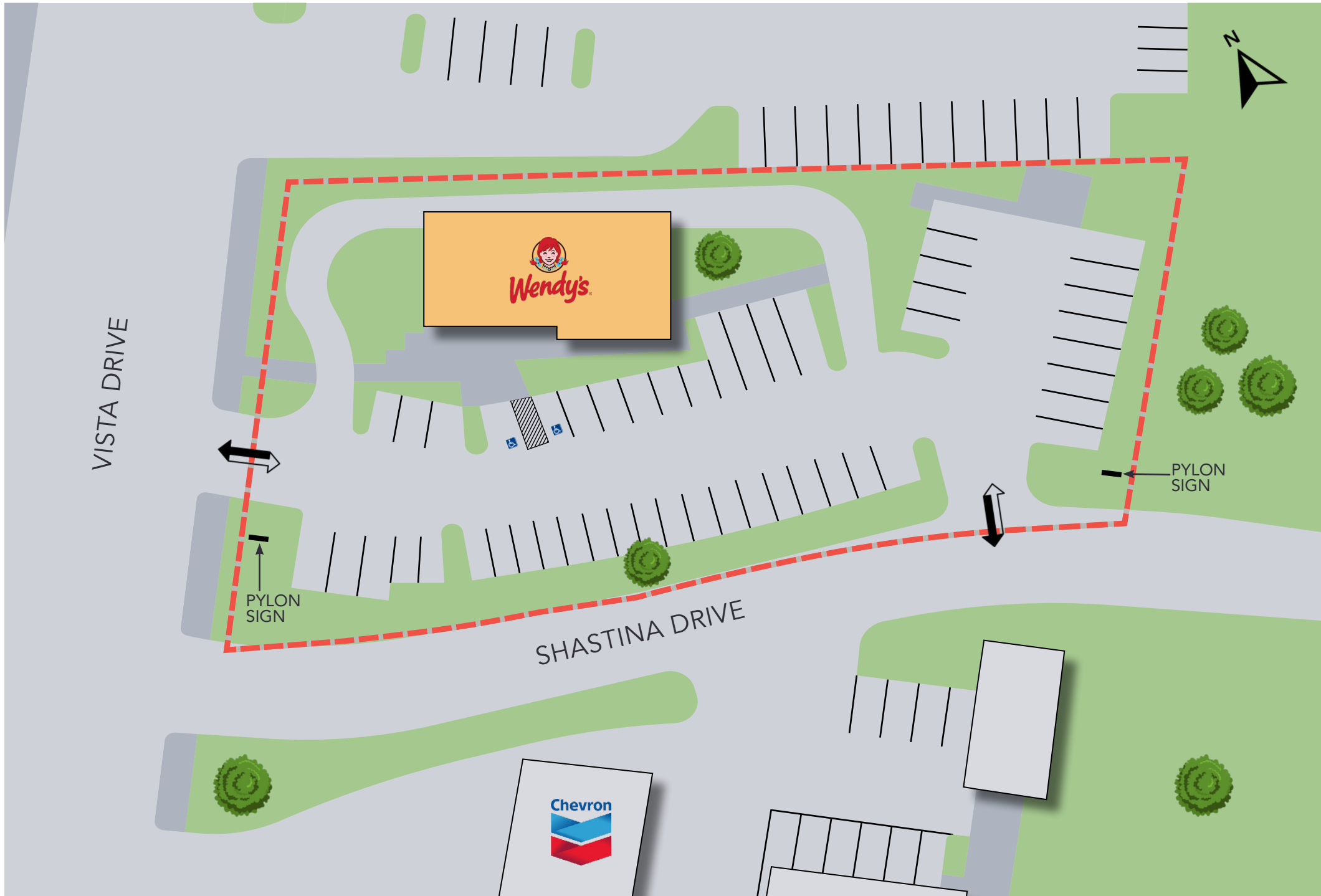


		CURRENT
Price		\$1,895,000
Capitalization Rate		4.75%
Price Per Square Foot		\$662.59
Total Rentable Area (SF):		2,860
Income	\$/SF	
Scheduled Rent	\$31.47	\$90,000
Effective Gross Income		\$90,000
Expenses		NNN
Net Operating Income		\$90,000

Lease Terms

TENANT NAME	SQ. FT.		TERM	ANNUAL RENT	RENT/FT	INCREASES
Wendy's	2,860		08/01/24 07/31/44	\$90,000	\$31.47	
Franchisee		Increase	08/01/29 07/31/34	\$99,000	\$34.62	10.0%
		Increase	08/01/34 07/31/39	\$108,900	\$38.08	10.0%
		Increase	08/01/39 07/31/44	\$119,790	\$41.88	10.0%
		Option 1	08/01/44 07/31/49	\$131,769	\$46.07	10.0%
		Option 2	08/01/49 07/31/54	\$144,946	\$50.68	10.0%
		Option 3	08/01/54 07/31/59	\$159,440	\$55.75	10.0%
		Option 4	08/01/59 07/31/64	\$175,385	\$61.32	10.0%

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PROPERTY DATA

2,860
Rentable SF

0.91
Acres

49
Parking Spaces

LEGEND


Property Boundary


Egress



\$2.18B

ANNUAL REVENUE FOR FISCAL YEAR 2023

7,240

LOCATIONS IN THE WORLD

14,500

PEOPLE EMPLOYED

WEN

NYSE TICKER



THE WORLD'S 3RD LARGEST HAMBURGER FAST-FOOD CHAIN

Wendy's, founded in 1969 by Dave Thomas, is a **leading fast-food chain** recognized for its fresh, never-frozen beef and signature square burgers, including the popular Dave's Single, Baconator, and Frosty desserts.

As of 2024, Wendy's **operates over 7,000 locations worldwide**, with strong brand recognition in the U.S., Canada, and select international markets.

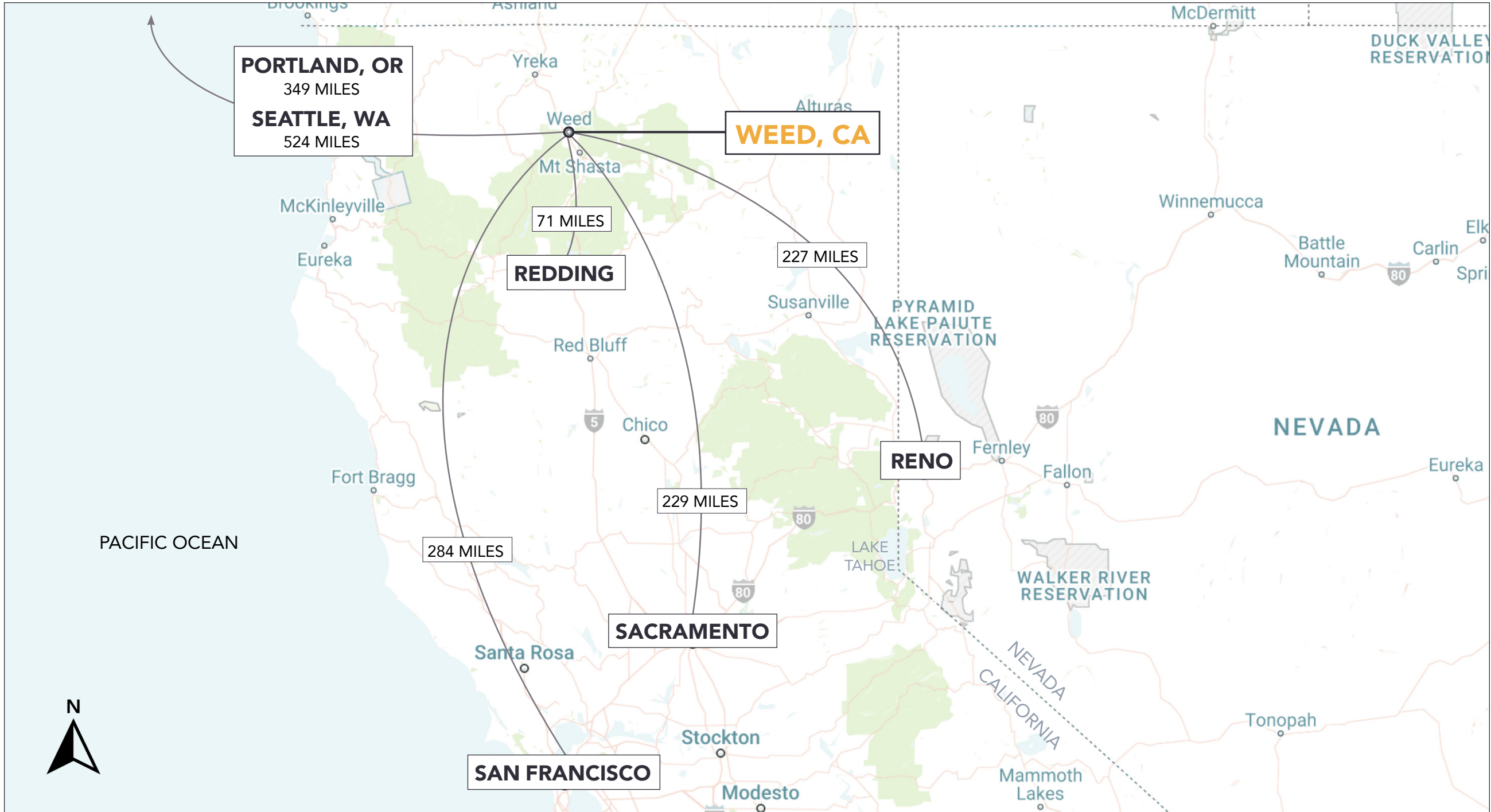
Wendy's menu is also known for its chicken sandwiches, salads, and breakfast offerings like the Breakfast Baconator. The company maintains a **strong cultural presence** through its humorous and often bold social media campaigns.

Wendy's is **publicly traded under the ticker WEN** and continues to expand globally through a mix of corporate-owned and franchised locations.

In 2023, the company generated approximately 2.18 billion U.S. dollars in revenue, up from the previous year's total.

07 NEARBY RETAILERS







WEED, CA, IN FOCUS

A SMALL CITY IN SISKIYOU COUNTY



A CITY IN NORTHERN CALIFORNIA

Weed, California, is a small city with a population of approximately 2,600 residents, **located in Siskiyou County at the base of the iconic Mount Shasta**. Situated along Interstate 5, about 10 miles from the Oregon border, Weed has a rich history tied to the timber industry, which continues to be an important part of the local economy along with tourism and education. The city is **home to College of the Siskiyous, a key educational institution in the region**. Weed offers stunning views of Mount Shasta and easy access to outdoor recreation, including hiking, skiing, and fishing, making it **a popular destination for nature enthusiasts**.

Local attractions include Mount Shasta City Park, Weed Historic Lumber Town Museum, and nearby Castle Lake. Weed's **small-town charm, affordability, and close-knit community**, combined with its proximity to the larger towns of Yreka and Redding, make it **an appealing place to live for families, students, and retirees**.

SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	260	3,909	5,413	13,525
Average HH Income	\$132,750	\$119,190	\$114,447	\$105,163
Median HH Income	\$46,348	\$57,940	\$62,324	\$63,928



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