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ABSOLUTE NNN QSR

LAKEPORT, CA

Low Price Point QSR Leased to a Growing, Regional Chain



LEAD BROKERS

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The subject property is leased to a regional operator that operates two concepts - Frosty King and Frosty Queen. The absolute NNN lease structure provides a passive income opportunity for a prospective investor.





WHY INVEST

High-Visibility Location Along Highway 29

The subject property is strategically located immediately off Highway 29, one of the primary commercial and commuter corridors in Lake County. This stretch of roadway serves as the main north–south route through Lakeport and supports strong daily traffic volumes. The site benefits from ideal quick-service restaurant co-tenancy, surrounded by established national brands including McDonald’s, Burger King, and Taco Bell, reinforcing its position as a proven food destination. Additional nearby demand drivers such as Matt Mazzei Chevrolet, Lake County Fairgrounds, Grocery Outlet, and Tractor Supply Company further contribute to consistent traffic and customer flow.

Absolute NNN Lease with Truly Passive Income

The property is secured by an absolute triple-net (NNN) lease, providing investors with a hands-off ownership structure and minimal management responsibility. Under this lease, the tenant is responsible for all operating expenses, including maintenance, taxes, insurance, and capital items. This structure offers predictable cash flow and long-term stability, making the asset well-suited for investors seeking passive income in a necessity-based retail category.

Established Regional Brand with Expansion Momentum

Frosty Queen is a well-recognized quick-service restaurant brand with a long operating history throughout Northern and Central California. The operator also owns and operates Frosty King, a related concept with multiple locations across Northern California, demonstrating depth of experience and operational scale. This Lakeport location represents Frosty Queen’s first entry into Lake County, signaling confidence in the market and the beginning of a broader regional expansion strategy.

Essential Retail in a Supply-Constrained Market

As a drive-thru-focused fast food concept, Frosty Queen benefits from steady, year-round demand that is largely insulated from e-commerce disruption. Lakeport serves as the commercial hub for Lake County, drawing residents from surrounding rural communities for daily needs, dining, and services. Combined with limited new retail development and strong highway exposure, the property offers a compelling opportunity to acquire a stable, income-producing asset in a growing Northern California submarket.



		CURRENT
Price		\$2,650,000
Capitalization Rate		5.85%
Price/SF		\$1,183
Building Size (SF)		2,240
Lot Size (SF)		50,094
Stabilized Income	\$/SF	
Scheduled Rent	\$69.20	\$155,000
Expenses	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$155,000



FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

NNN Lease

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Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
Frosty Queen	2,240	01/01/26	12/31/35	\$12,916.67	\$155,000.04	\$5.77	\$69.20	
(Frosty Queen LLC)	Increase	01/01/28	12/31/30	\$13,333.33	\$159,999.96	\$5.95	\$71.43	3%
	Increase	01/01/31	12/31/35	\$14,666.67	\$176,000.04	\$6.55	\$78.57	10%
(3 - 5 Year Options)	Option 1	01/01/36	12/31/40	\$16,133.33	\$193,599.96	\$7.20	\$86.43	10%
	Option 2	01/01/41	12/31/45	\$17,746.67	\$212,960.04	\$7.92	\$95.07	10%
	Option 3	01/01/46	12/31/50	\$19,521.33	\$234,255.96	\$8.71	\$104.58	10%
TOTALS:	2,240			\$12,917	\$155,000	\$5.77	\$69.20	

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EIGHT

LOCATIONS IN SACRAMENTO, MADERA, MERCED, FRESNO, JACKSON, LAKEPORT, AND

1950

YEAR FOUNDED



A BELOVED REGIONAL FAST-FOOD ICON

Frosty Queen is a regional fast-food chain with multiple locations in California, including Sacramento, Madera, and Merced. Known for its nostalgic drive-in atmosphere, Frosty Queen specializes in made-to-order burgers, sandwiches, and a wide variety of frozen treats. Menu highlights include classic cheeseburgers, pastrami sandwiches, chili cheese fries, milkshakes, sundaes, and candy mix ice cream. The restaurant offers items like the #2 cheeseburger and milkshakes starting at \$5.50, with options for delivery through platforms like DoorDash.

Each location operates with its own unique hours and menu variations, ensuring a consistent yet locally tailored experience for customers. Whether you're craving a late-night snack or a classic American meal, Frosty Queen provides a nostalgic dining experience with a menu that caters to a variety of tastes.




PROPERTY DATA

2,240
Rentable SF

1.15
Acres

22
Parking Spaces

LEGEND

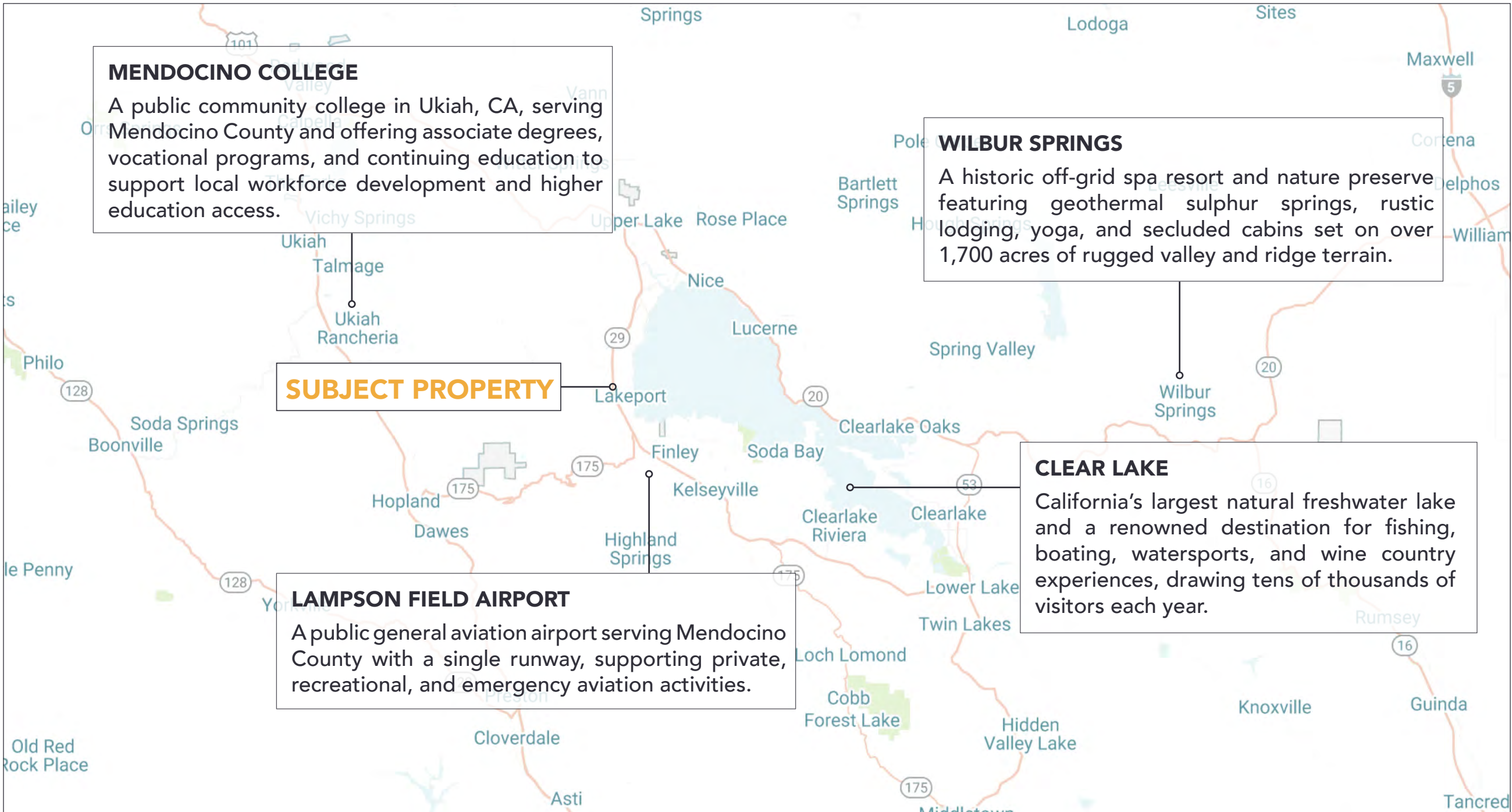

Property Boundary


Egress



10 NEARBY RETAILERS





MENDOCINO COLLEGE

A public community college in Ukiah, CA, serving Mendocino County and offering associate degrees, vocational programs, and continuing education to support local workforce development and higher education access.

SUBJECT PROPERTY

LAMPSON FIELD AIRPORT

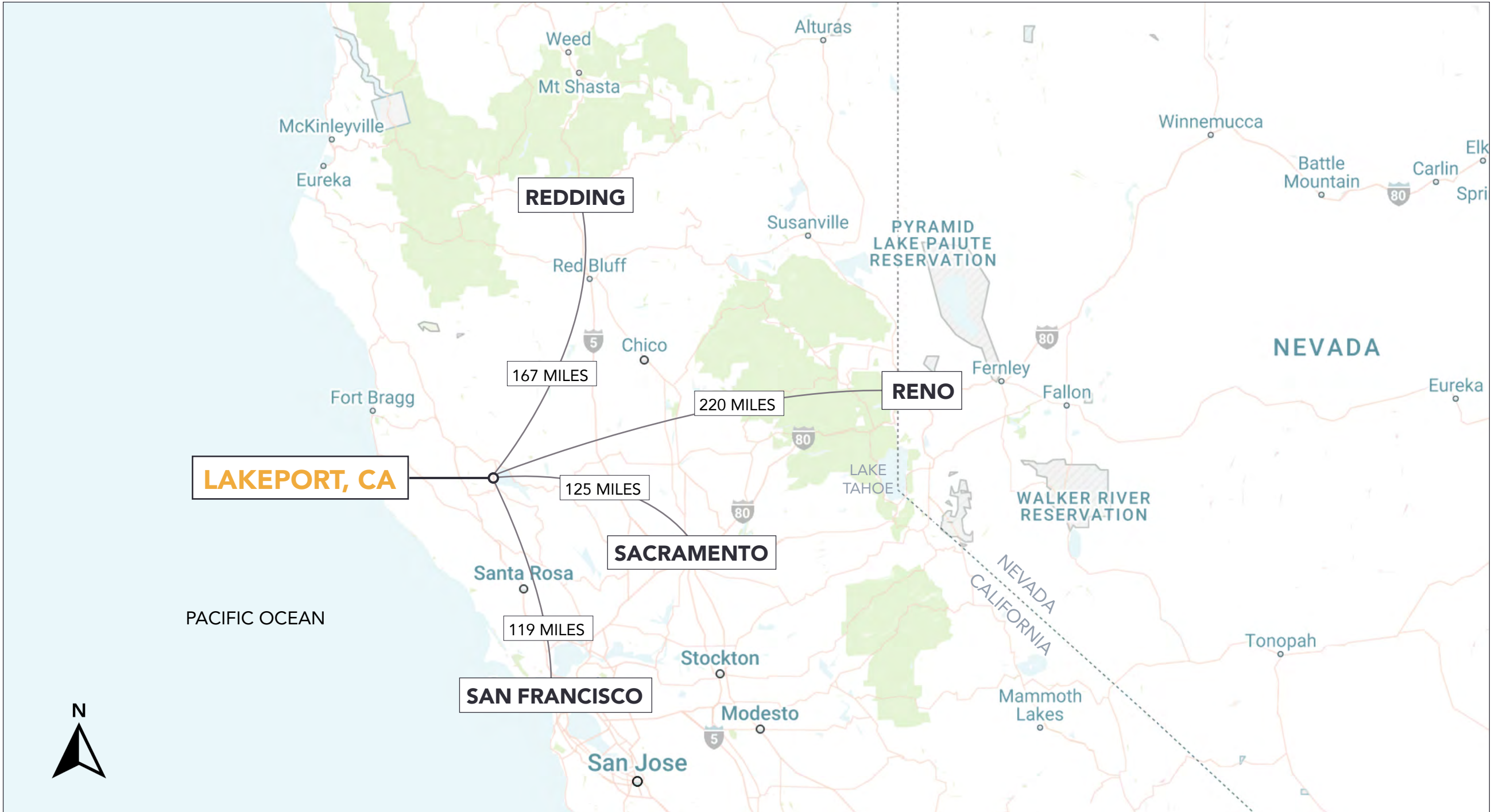
A public general aviation airport serving Mendocino County with a single runway, supporting private, recreational, and emergency aviation activities.

WILBUR SPRINGS

A historic off-grid spa resort and nature preserve featuring geothermal sulphur springs, rustic lodging, yoga, and secluded cabins set on over 1,700 acres of rugged valley and ridge terrain.

CLEAR LAKE

California's largest natural freshwater lake and a renowned destination for fishing, boating, watersports, and wine country experiences, drawing tens of thousands of visitors each year.





VISITATION DATA

The retail roundabout that the subject property is situated on draws from a large trade area, receiving **over 522,150 visits in the past 12 months**. Shading on the heatmap represents home location of visitors to stores on the roundabout based on cellular data from Taco Bell, McDonald's, Burger King, and Chevron.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	2,533	7,465	10,579	26,652
Average HH Income	\$63,166	\$108,758	\$109,626	\$94,275
Median HH Income	\$55,688	\$92,588	\$90,825	\$77,761
Estimated Households	1,145	3,093	4,339	11,011
Daytime Employees	3,067	4,712	7,573	10,331

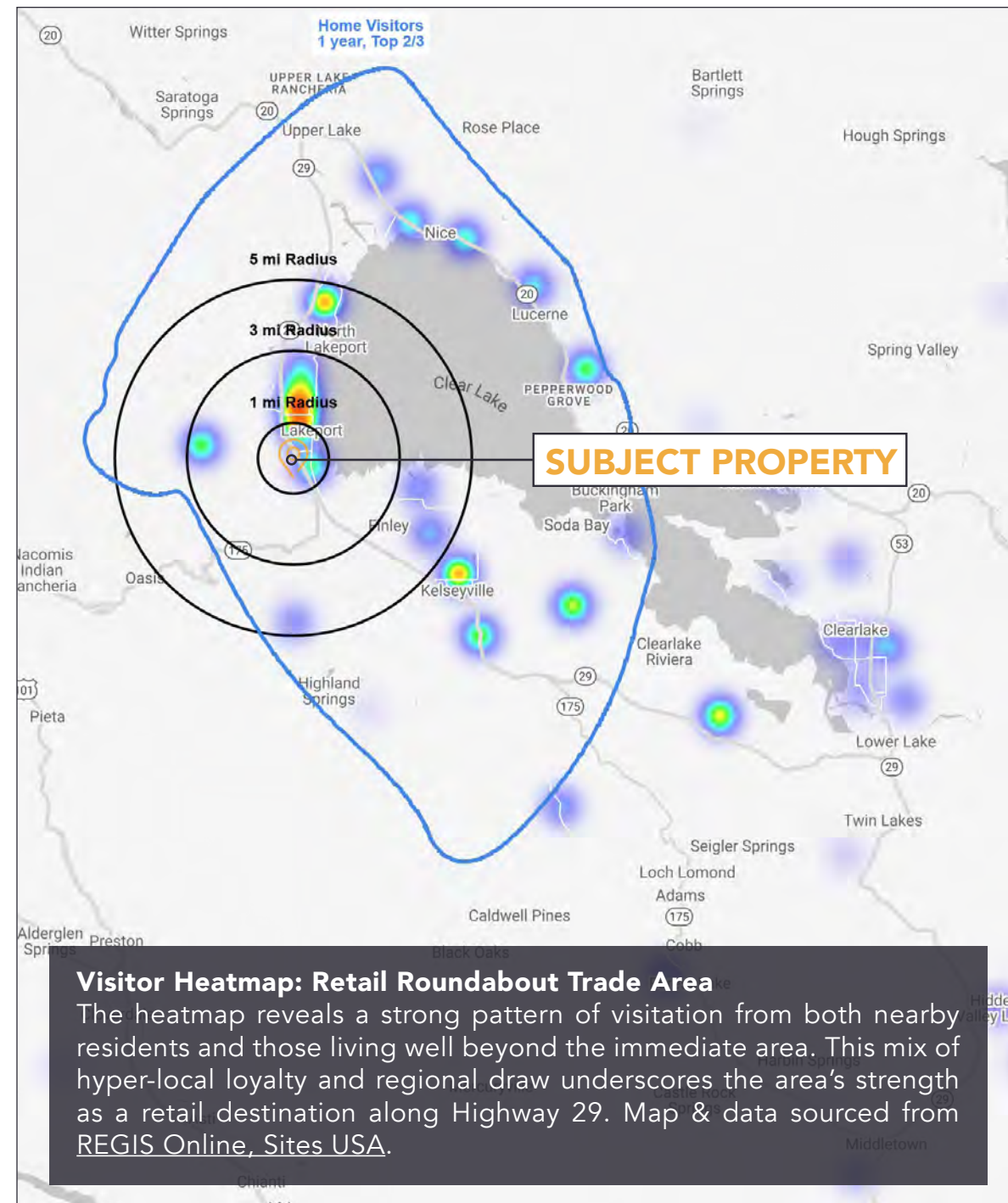
HIGHLIGHTS

522K

COMBINED ANNUAL VISITS TO THE SURROUNDING RETAILERS

\$109K

POPULATION WITHIN A 5-MILE RADIUS





LAKEPORT, CA, IN FOCUS

THE COUNTY SEAT OF LAKE COUNTY ON THE
SHORES OF CLEAR LAKE



A LAKESIDE TOWN

Lakeport is a small city of about 5,000 people and **serves as the county seat of Lake County**. It's situated on the western shore of Clear Lake, California's largest natural freshwater lake, and lies roughly 125 miles northwest of Sacramento. **The city's economy revolves around local government**, healthcare, education, and transportation & warehousing; viticulture and small wineries are increasing contributors, reflecting the region's growing wine industry. As an attraction, Lakeport features historic downtown streets with shops, restaurants, and cultural sites like the **Historic Courthouse Museum and Carnegie Library; Library Park** on the lake's edge offers public boat launches, spaces for concerts, and scenic views. With affordable real estate relative to larger California metro areas, a relaxed small-town lake lifestyle, and easy access to outdoor recreation (boating, fishing, wildlife viewing), **Lakeport appeals to visitors and residents seeking both nature and charm**.

In addition to its lakeside charm, Lakeport benefits from being a **gateway to Lake County's broader agricultural and tourism economy**. The surrounding region is renowned for its vineyards, pear orchards, and walnut groves, with agritourism playing an increasingly important role in the local economy. **Clear Lake** itself draws thousands of visitors each year for bass fishing tournaments, sailing regattas, and water sports, further supporting local hospitality, dining, and retail businesses. The city also hosts annual community events, such as the Lake County Fair and summer concert series, which bring both residents and tourists together.



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