



2801 COUNTRYSIDE DR  
TURLOCK, CALIFORNIA



| CORPORATE TENANT |



9.5 YEAR TERM - NNN CORPORATE LEASE | THREE 5 YEAR OPTIONS | DOMINANT CALIFORNIA POWER CENTER

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# 03 OFFERING SUMMARY



ADDRESS	2801 COUNTRYSIDE DR.
CITY	TURLOCK. CA
PRICE	\$2,775,000
NOI	\$131,769
CAPITALIZATION RATE	4.75%
NET RENTABLE AREA	5,991 SF
YEAR BUILT	2005
LOT SIZE	47,480 1.08 AC.

	MONTHLY RENT	ANNUAL RENT	TERM
TERM	\$10,981	\$131,769	07/01/2025-06/30/2030
TERM INCREASE	\$12,245	\$146,946	07/01/2030-06/30/2035
OPTION 1	\$13,470	\$161,641	07/01/2035-06/30/2040
OPTION 2	\$14,817	\$177,805	07/01/2035-06/30/2045
OPTION 3	\$16,299	\$195,585	07/01/2045-06/30/2050

## LEASE TERMS

RENT COMMENCEMENT:	7/1/2005
INITIAL LEASE EXPIRATION:	6/30/2035 + 3 Options
LEASE TERM:	9 YEARS + 4 Months.
LEASE TYPE:	Absolute NNN Corporate Ground Lease.
ROOF & STRUCTURE:	Tenant Responsibility
MONTHLY RENT:	\$10,981
ANNUAL RENT:	\$131,769
RENTAL INCREASES:	10% Every 5 Years
RENEWAL OPTIONS:	Three - 5 year Options 10% Increase every 5 years.



Chili's Grill & Bar is a nationally recognized, high-volume casual dining brand and the flagship concept of publicly traded Brinker International. Chili's is currently operating approximately 1,230 locations across the United States, making it one of the most established and widely recognized casual dining brands in the country.

NYSE:  
**EAT**

Chili's Grill & Bar is owned and operated by Brinker International, a publicly traded restaurant company listed on the NYSE under the ticker symbol EAT.

**\$4.5M**

Chili's Grill & Bar ranks among the top performers in the U.S. casual dining sector by average unit volume, generating approximately \$4.5 million in average annual sales per company-owned restaurant, placing it at or above many national bar-and-grill peers.

**TOP 10**

Chili's Grill & Bar is considered a Top 10 full-service restaurant chain nationally according to industry rankings such as Technomic's Top 500.

# 04 INVESTMENT HIGHLIGHTS



Chili's Grill & Bar is one of the most recognized and consistently performing brands in the U.S. casual dining sector, supported by sustained comparable sales growth and strong average unit volumes of approximately \$4.5 million per restaurant. As the flagship concept of publicly traded Brinker International, Chili's benefits from institutional operating expertise, national brand recognition, and continued investment in menu innovation, digital ordering, and operational efficiency. The brand's multi-quarter sales momentum and disciplined cost controls demonstrate resilience across economic cycles, positioning Chili's as a stable, high-volume operator with long-term growth durability – an attractive credit tenant for net lease investors.

The subject property has operated as a Chili's Grill & Bar location since the original 2004 lease inception, reflecting more than two decades of continuous operation at this site and demonstrating long-term commitment to the trade area. Nationally, Chili's has been in operation since 1975 and has grown into one of the most established brands in the casual dining industry, with a nationwide footprint and decades of brand recognition. The longevity of this specific location underscores the strength of the underlying real estate and its consistent customer base, while the brand's disciplined site selection strategy and data-driven market analysis support sustainable long-term occupancy. This combination of proven site performance and national operating scale provides investors with confidence in both the durability of the tenant and the stability of the asset.

- Corporate Guaranteed. Triple Net (NNN) ground Lease (Leasehold interest).
- Publicly traded parent company guarantor: Brinkers International
- Tenant has over 20+ Years of operating history at this location.
- Over 9+ Years remaining on the lease with multiple renewal options.
- Top performing Chili's location in the region. Recently Updated Store with Chili's to Go concept.
- Chili's has over 1,600+ systemwide restaurants.
- Chili's locations have demonstrated strong same-store sales momentum.
- Strong unit volumes at Chili's ( FY2025 average unit volume of over \$4.5 million per restaurant )
- Located on over an acre of prime signalized out-parcel to a major retail center.
- Surrounded by a strong mix of national credit retailers, hotels and restaurants, driving consistent traffic.
- Located in a top California power center, placing #2 in Northern California and #5 statewide based on annual customer visits.

# 05 MONTE VISTA CROSSINGS SHOPPING CENTER



The subject property is located within Monte Vista Crossings, one of the most dominant power centers on the West Coast, strategically positioned along California State Route 99 in Turlock. Monte Vista Crossings is considered one of the largest single-branded, open-air shopping centers on the West Coast, comprising over 1.4 million square feet of retail and hospitality space. The center generates approximately 6.44 million annual visits and ranks #2 among Northern California power centers and #5 statewide based on annual customer visits. Anchored by strong national retailers including The Home Depot, Target, Safeway, Petco, Ross Dress for Less, and In-N-Out Burger, the center serves as a major regional retail destination for Turlock and surrounding Central Valley communities. Its scale and regional draw are further emphasized by three prominent monument signs along Highway 99, attracting customers from surrounding cities who visit the center for its diverse lineup of nationally recognized retailers, hotels and restaurants.



# 06 SURROUNDING RETAIL



## MONTE VISTA CROSSINGS



# 07 SURROUNDING RETAIL



# 08 PROPERTY OVERVIEW



## PROPERTY OVERVIEW

The subject property is a freestanding 5,991-square-foot restaurant building situated on a 47,480-square-foot corner parcel at 2801 Countryside Drive in Turlock, within the highly trafficked Monte Vista Crossings power center. The site benefits from excellent visibility and accessibility, positioned on a signalized intersection with approximately 116 feet of frontage along Countryside Drive, one of the primary internal thoroughfares serving the shopping center. Located within a dominant retail hub exceeding 1.4 million square feet of retail and hospitality space, the property enjoys immediate proximity to numerous national retailers and restaurants that drive consistent daily traffic to the center. As a prominent corner pad within one of the region's most established retail destinations, the property benefits from exceptional exposure, strong consumer draw, and long-term site stability created by the surrounding concentration of nationally recognized tenants and regional shopping demand.



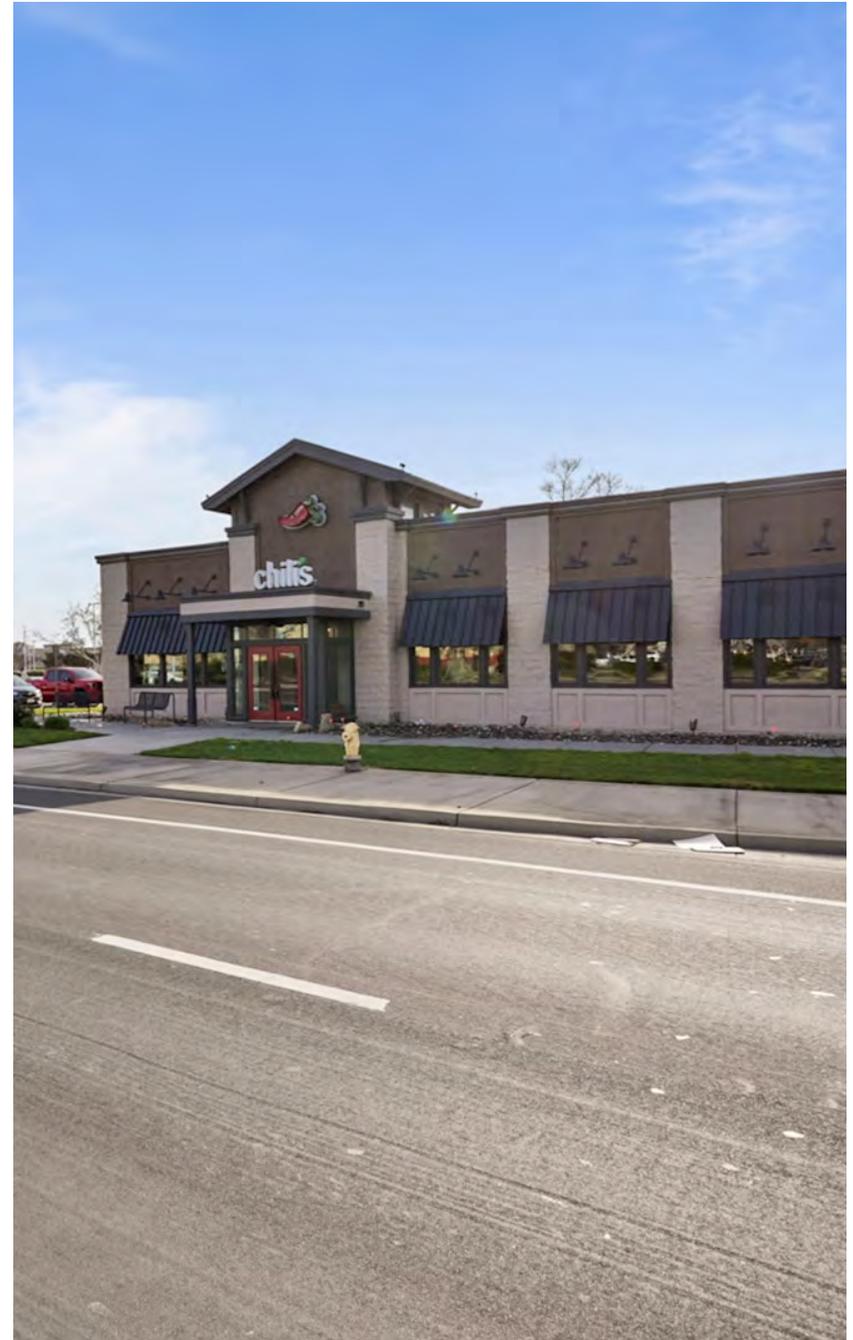
The property is leased to Chili's Grill & Bar, a flagship concept of Brinker International, under a long-term triple-net lease structure that provides stable and predictable income for ownership. Chili's has successfully operated at this location since 2004, demonstrating over two decades of continuous occupancy and a strong commitment to the site. The tenant recently executed two lease extensions and remodeled the location which further reinforces its long-term presence at the property. The long operating history, combined with Chili's strong brand performance and consistent customer demand within this established retail destination, supports the long-term durability and investment quality of the asset.



# 09 TENANT PROFILE



- Publicly traded restaurant company listed on the New York Stock Exchange (NYSE: EAT), providing financial transparency and institutional oversight.
- Approximately \$6.7 billion market capitalization (2026) reflecting significant institutional scale and access to capital markets.
- Generated approximately \$4.36 billion in total revenue in fiscal year 2025, demonstrating strong operating performance.
- Operates a global restaurant system of approximately 1,630 locations worldwide.
- Parent company of the nationally recognized Chili's Grill & Bar brand, one of the most established casual dining concepts in the United States.
- Chili's represents over 95% of the company's restaurant base, highlighting the strength and focus of its flagship concept.
- Chili's Employs approximately 68,000 people globally, supporting restaurant operations and corporate infrastructure.
- Strong unit economics with Chili's average annual sales of approximately \$4.5 million per restaurant, ranking among the leaders in the casual dining sector.
- Demonstrated sustained comparable sales growth, reflecting strong brand momentum and customer demand.
- Nearly 50 years of operating history, providing a proven track record of brand durability and operational expertise.
- International presence across more than 25 countries and U.S. territories, demonstrating global brand reach and diversified market exposure.
- Continued investment in digital ordering and operational efficiency, supporting long-term growth and customer demand.



# 10 TENANT OVERVIEW



Brinker International is a publicly traded restaurant company headquartered in Dallas, Texas and listed on the New York Stock Exchange under the ticker EAT. Founded in 1975, Brinker is one of the largest operators in the casual dining sector and owns, operates, or franchises more than 1,600 restaurants worldwide across its flagship brands Chili's Grill & Bar and Maggiano's Little Italy. As of 2026, Brinker International has an approximate market capitalization of \$6.7 billion, reflecting the company's institutional scale and access to public capital markets. Chili's represents the majority of the company's restaurant base and operating performance, supported by strong average unit volumes and sustained comparable sales growth. Brinker's scale, financial transparency as a publicly traded company, and decades of operating experience position the company as a stable and creditworthy corporate tenant for net lease investors.

In its most recently reported quarter, Brinker International generated approximately \$1.36 billion in revenue, reflecting continued strong performance driven by the company's flagship Chili's brand.

**Chili's represents over 95% of Brinker's restaurant base.**

Traded As:	NYSE: EAT
Revenue:	\$4.36 Billion (2025). Q4 2025: \$1.36 Billion (↑ 19% YoY).
Headquarters:	Dallas, Texas
Locations:	Chili's: 1,580   Maggiano's: 50 Locations
Employees:	68,000.
Geographic Footprint:	United States and International markets.



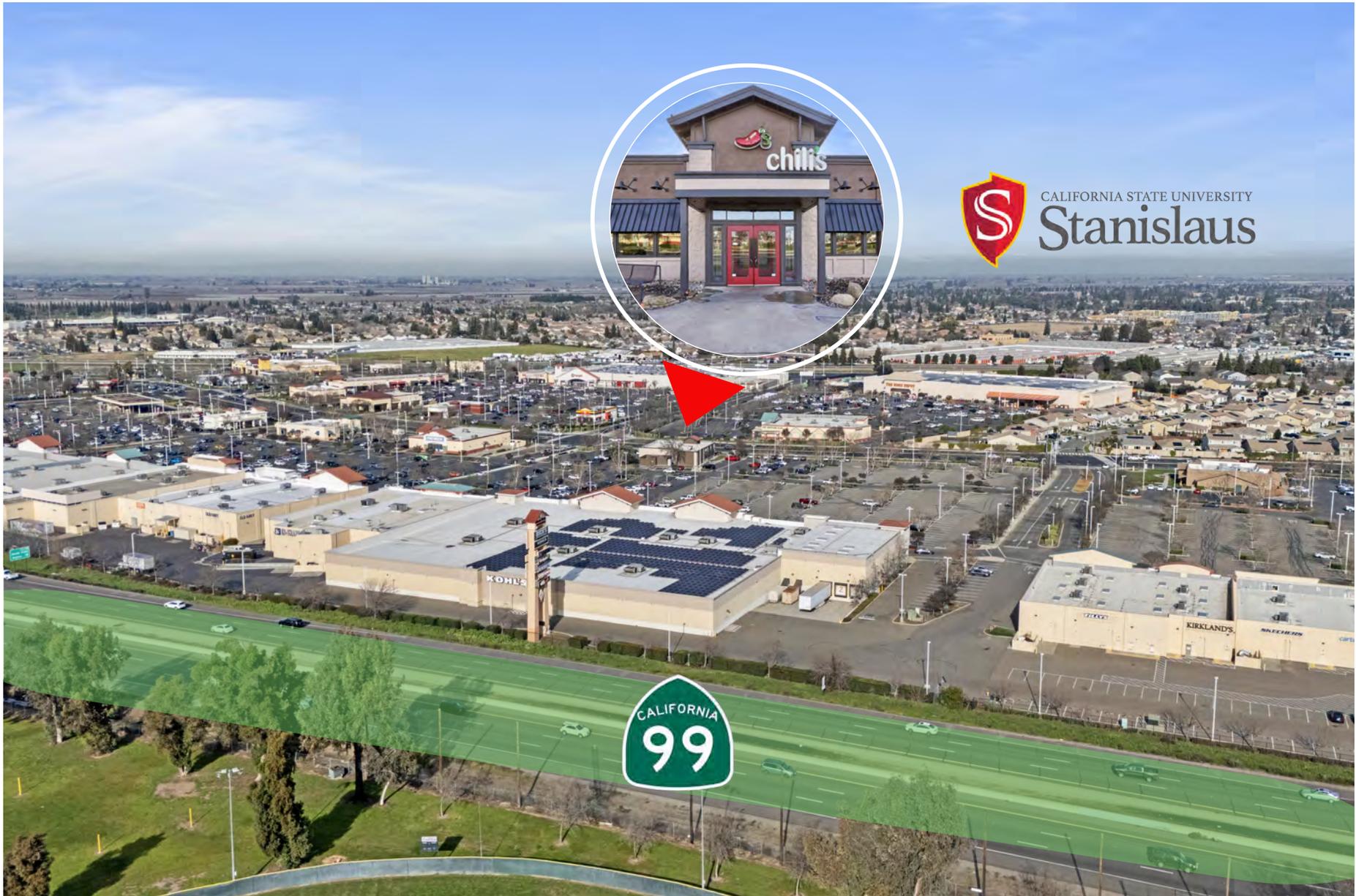
# 11 PROPERTY SITE DIRECTORY



# 12 PROPERTY SITE IMAGES



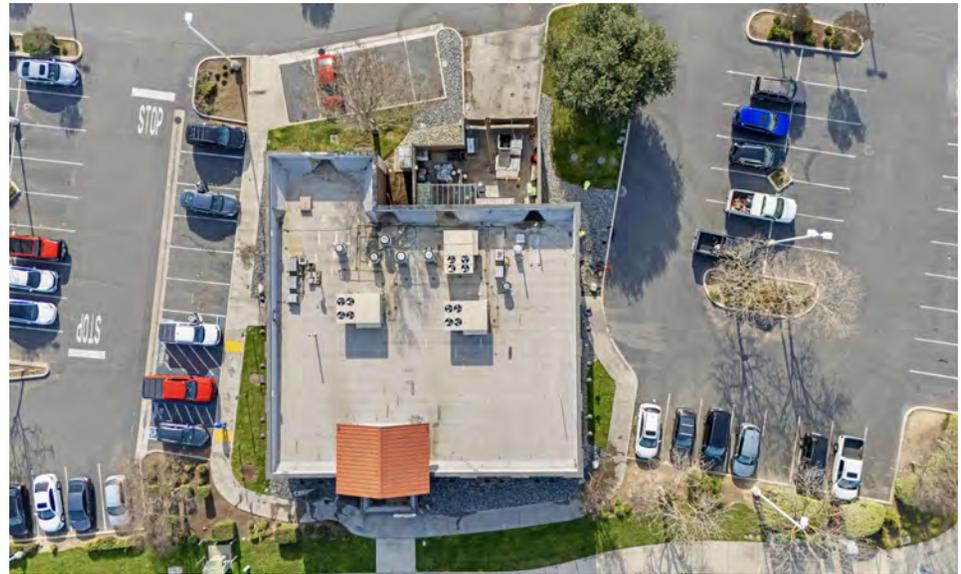
CALIFORNIA STATE UNIVERSITY  
**Stanislaus**



# 13 PROPERTY SITE IMAGES



# 14 PROPERTY IMAGES



# 15 POPULATION DEMOGRAPHICS



In 2025, Turlock, CA has an estimated population of approximately 73,300 residents, with a median age of about 34.6 years and a median household income around \$95,000 – a increase from prior years as the community continues steady growth in California’s Central Valley.

Median household income in Turlock continues to rise supported by expansion in healthcare, education, agriculture, and local business sectors, with housing demand buoyed by affordability relative to nearby markets.

The largest racial/ethnic groups in Turlock in 2025 are Hispanic or Latino (~43.6%), White (~43.4%), Asian (~5.9%), Two or More Races, and Black or African American (~2%), reflecting cultural diversity across age groups.

About 85%+ of Turlock residents are U.S. citizens, consistent with broader city trends. Local higher education and workforce development are anchored by California State University, Stanislaus, a key economic and cultural institution in the region.

Recent housing market activity shows continued steady appreciation, and the city’s homeownership rate remains balanced between owner-occupied and renter households.

Most residents commute by car, with average travel times similar to other Central Valley communities and households typically owning multiple vehicles.

## DEMOGRAPHICS TURLOCK

### POPULATION

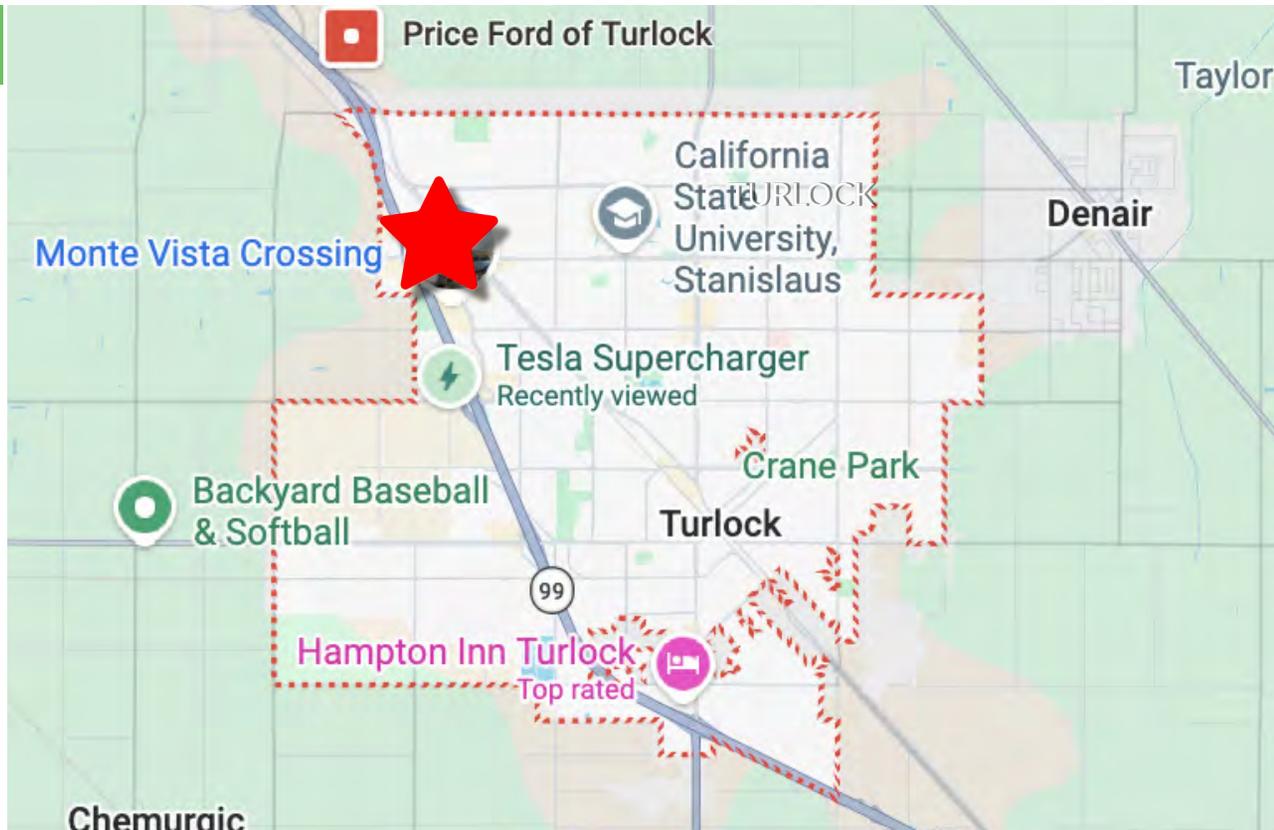
Female	37,000
Male	36,000

### HOUSEHOLDS

Homeowner's	56%
Renters	44%

### INCOME

Avg. Median Income	\$82,000
Avg. Household Income	\$95,000





# 16 AREA OVERVIEW

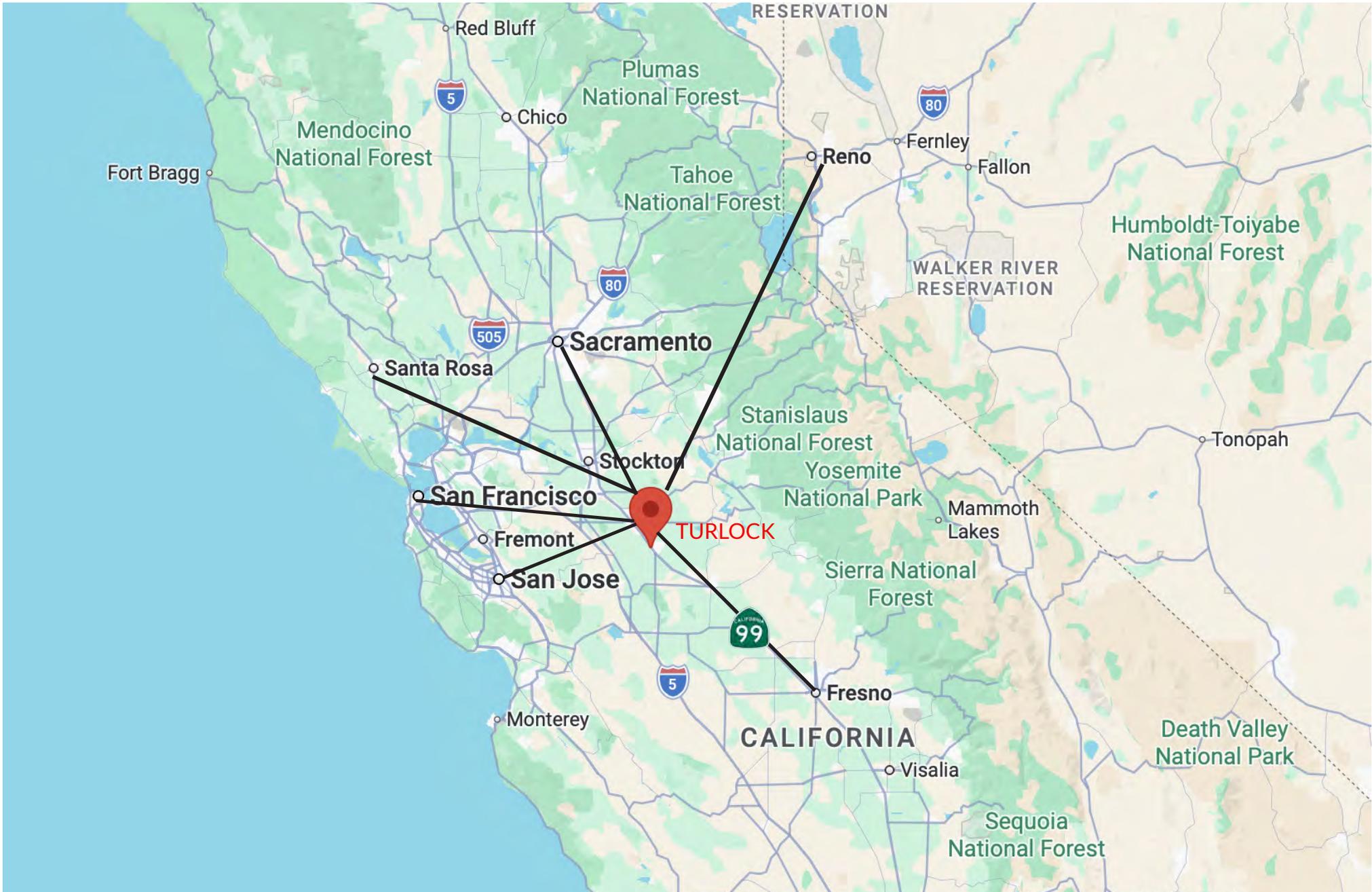
## TURLOCK, CALIFORNIA

**Turlock is one of the largest cities in Stanislaus County, California.** Located in the heart of the Central Valley, Turlock sits approximately 100 miles east of San Francisco and 90 miles south of Sacramento. Incorporated in 1908, the city has grown into a vibrant community with a population of over 73,000 residents and continues to experience steady growth.

Known for its strong agricultural roots and welcoming atmosphere, Turlock blends small-town character with expanding business opportunities. The city is home to California State University, Stanislaus, which brings cultural events, educational advancement, and economic activity to the region. A revitalized downtown, locally owned shops, and year-round community events add to the city's appeal.

With its central location, family-friendly neighborhoods, and proximity to major highways, Turlock attracts both residents and businesses seeking affordability and accessibility within California. **The Turlock–Modesto metropolitan area population in 2025 is estimated at approximately 560,000 residents, reflecting continued regional growth and development.**

# 17 AREA MAP



# 18 AREA IMAGES



## DISCLAIMER

The information contained herein does not purport to provide a complete or fully accurate summary of the property or any related documents, nor is it intended to be all-inclusive or to contain all of the information that prospective buyers may need or desire. All financial projections are based on assumptions related to the general economy, competition, and other factors beyond the control of the Owner and Broker, and are therefore subject to material variation. This Offering Memorandum does not constitute an indication that there have been no changes in the business or affairs of the property or the Owner since the preparation of the information contained herein. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective buyers.

Neither the Owner, Broker, nor any of their respective officers, agents, or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents. No legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective buyer, with the property to be sold on an "as-is, where-is" basis, without any representation as to the physical, financial, or environmental condition of the property.

The Broker and Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property, and/or to terminate discussions with any entity at any time, with or without notice. The Owner has no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such sale is approved by the Owner in its sole discretion, a written agreement for the purchase of the property has been fully delivered and approved by the Owner, its legal counsel, and all conditions to the Owner's obligations have been satisfied or waived.

The Offering Memorandum and its contents, except for information that is a matter of public record or provided from sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, the buyer and their agent agree to hold and treat the Offering Memorandum and its contents in the strictest confidence.

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