

REPRESENTATIVE PHOTO



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COMMERCIAL ADVISORS



**WENDY'S**  
YREKA, CA

Brand New Absolute NNN Wendy's Along Interstate-5

ACTUAL SITE - CONSTRUCTION PHOTO - SEPTEMBER 2024



# LEAD BROKERS

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## WHY INVEST

### New 2024 Construction & Corporate NNN Lease

The subject property is being remodeled with high-quality materials and modern design elements to align with Wendy's latest prototype. Operating under an absolute NNN lease that covers both the building and the land, this property offers an ideal passive investment. The lease structure is exceptionally landlord-friendly, requiring minimal oversight, while the purchase price is attractively listed well below current replacement costs.

### Yreka, CA - The County Seat of Siskiyou County

The subject property is ideally situated in Yreka, CA, the county seat of Siskiyou County and a key commercial hub for the region. Strategically located near a regional shopping center that caters to communities extending far beyond Yreka's city limits. Surrounding retailers include major national brands such as Walmart, Tractor Supply Co., Starbucks, Raley's, Harbor Freight Tools, McDonald's, and Carl's Jr. Over the past decade, this vibrant retail corridor has continued to grow, with the addition of popular businesses like Black Bear Diner, Arby's, and Starbucks, further solidifying the area as a retail destination.

### Proximity to I-5; Regional Demand Generators

The subject property enjoys a prime location along US Interstate 5, the major freeway that spans from the Canadian to the Mexican border. Its strategic positioning makes it a convenient stop for travelers heading to the region's renowned recreational destinations, such as the Shasta River, Mount Shasta, Shasta Lake, Castle Crags, and the Trinity Alps. With high visibility and proximity to these key attractions, the property is perfectly situated to attract both local residents and a steady flow of tourists, making it an ideal destination for a wide range of visitors.



**Price** \$2,105,000

**Cap Rate** 4.75%

**NOI** \$100,000

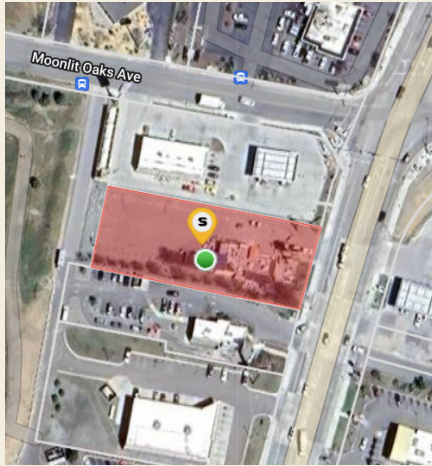
**Price/SF** \$736

**Leasable Area** 2,860 SF

**Land Area** 0.76 AC

**1803 FORT JONES RD, YREKA, CA**





## WENDY'S

**Address:** 1803 Fort Jones Road, Yreka, CA 96097

**County:** Siskiyou

**APN:** 062-161-080-000

**Lot Size:** 0.76 AC

**Options:** Automatic 4 additional terms of 5 years unless notified by tenant otherwise. Assumes 10% rent increase every 5 years.

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

**Signatories:** Corporate



		<b>CURRENT</b>
<b>Price</b>		<b>\$2,105,000</b>
<b>Capitalization Rate</b>		<b>4.75%</b>
<b>Price Per Square Foot</b>		<b>\$736.01</b>
Total Rentable Area (SF):		2,860
<b>Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$34.97	\$100,000
<b>Effective Gross Income</b>		<b>\$100,000</b>
<b>Expenses</b>		<b>NNN</b>
<b>Net Operating Income</b>		<b>\$100,000</b>

### Lease Terms

TENANT NAME	SQ. FT.	TERM		ANNUAL RENT	RENT/FT	INCREASES	
Wendy's	2,860	12/01/24*	11/30/44	\$100,000	\$34.97		
Franchisee		Increase	12/01/29	11/30/34	\$110,000	\$38.46	10.0%
		Increase	12/01/34	11/30/39	\$121,000	\$42.31	10.0%
		Increase	12/01/39	11/30/44	\$133,100	\$46.54	10.0%
		Option 1	12/01/44	11/30/49	\$146,410	\$51.19	10.0%
		Option 2	12/01/49	11/30/54	\$161,051	\$56.31	10.0%
*Estimated rent commencement date		Option 3	12/01/54	11/30/59	\$177,156	\$61.94	10.0%
		Option 4	12/01/59	11/30/64	\$194,872	\$68.14	10.0%

*Buyer must verify all information and bears all risk for any inaccuracies.*



PROPERTY DATA
<b>2,860</b> Rentable SF
<b>0.76</b> Acres

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

# Wendy's



## 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.

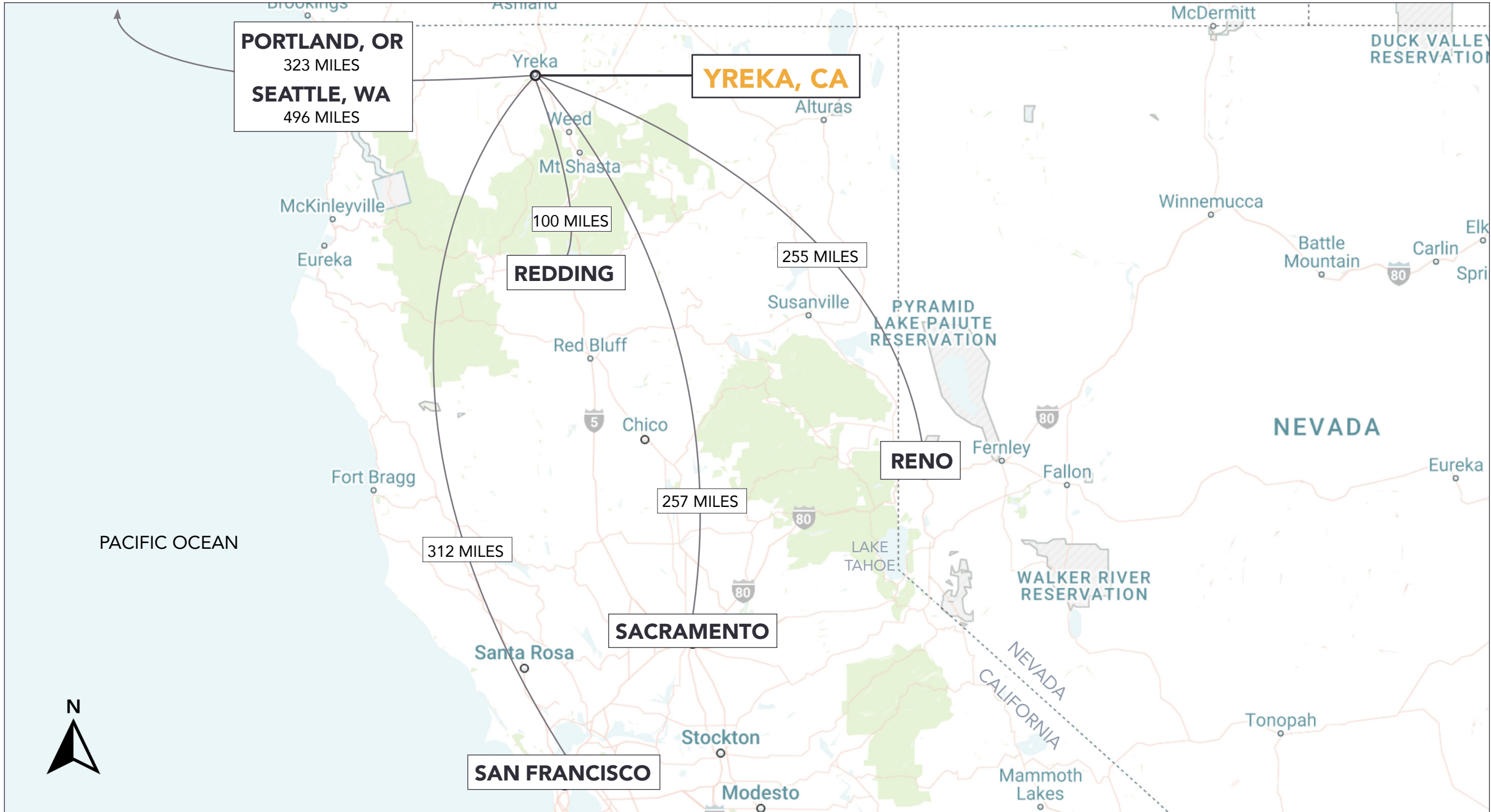
Wendy's menu is also known for its chicken sandwiches, salads, and breakfast offerings like the Breakfast Baconator. The company maintains a **strong cultural presence** through its humorous and often bold social media campaigns.

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









# YREKA, CA, IN FOCUS

## A SMALL CITY IN SISKIYOU COUNTY



## A CITY IN NORTHERN CALIFORNIA

Yreka, California, is a small city with a population of around 7,500, located in Siskiyou County, just off Interstate 5, near the Oregon border. Nestled in the Shasta Valley and surrounded by the Klamath Mountains, Yreka is rich in history, having been established during the California Gold Rush. Its economy today is driven by government services, healthcare, and small businesses, with agriculture and tourism playing important roles.

Major attractions include the Siskiyou County Museum, Greenhorn Park, and the scenic Marble Mountains Wilderness, offering hiking, fishing, and camping. Yreka's historic downtown features preserved 19th-century buildings, adding to its charm. The city offers a quiet, small-town lifestyle with access to stunning natural surroundings, making it appealing to outdoor enthusiasts and retirees. Yreka's combination of history, outdoor beauty, and rural living make it a unique and peaceful place to call home.

## SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	663	8,103	9,335	12,323
Average HH Income	\$74,497	\$79,917	\$81,426	\$81,831
Median HH Income	\$51,848	\$53,283	\$54,715	\$56,396
Daytime Employees	1,414	4,769	5,291	5,521



# CONTACT

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