

ACTUAL SITE



MONARCH
COMMERCIAL ADVISORS



BURGER KING

CORNING, CA

Absolute NNN QSR with Long Term Lease



LEAD BROKERS

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WHY INVEST

2041 Primary Term Expiration with 10% Increases

The lease features a primary term expiring in 2041, providing long-term stability for the investor. Additionally, the lease includes a 10% rental increase every five years, ensuring consistent income growth over the duration of the term and enhancing the property's long-term investment potential.

Brand New Remodel; Absolute NNN

In 2023, the property was remodeled to feature one of Burger King's latest prototype designs. Operating under an absolute NNN lease, the landlord benefits from a passive investment. The property is further strengthened by a long-term lease that extends through July 31, 2041, ensuring stability and secure income for years to come.

Corning: An Agricultural Hub

Corning, CA, is home to Bell-Carter Foods, Inc., the world's second-largest table olive processor and the largest in the United States. The city also plays a key role in the production of almonds, walnuts, and prunes for Sunsweet Growers Inc. For over 75 years, Corning has proudly hosted the annual Corning Olive Festival, the longest-running olive festival in the United States, celebrating the region's rich agricultural heritage.

Large Franchisee

The property is leased by Quikserve Restaurants, Inc., a prominent Burger King franchisee. Through its various subsidiaries, Quikserve manages a national portfolio of over 170 quick-service restaurants. With more than 25 years of experience in the Burger King system, this well-established franchisee is actively expanding its footprint across California, underscoring its continued growth and success in the region.



Price	\$2,453,000
Cap Rate	5.30%
NOI	\$129,984
Price/SF	\$731
Leasable Area	3,250 SF
Land Area	0.91 AC
Year Remodeled	2023

888 HWY 99 W, CORNING, CA 



BURGER KING

Address: 888 99W, Corning, CA 96021

County: Tehama

APN: 069-220-017-000

Lot Size: 0.91 AC

Options: 2 successive terms of 5 years, followed by 1 term of 4 years 9 months. 10% every 5 years during principal term and options.

Tenant: Quikserve Restaurants, Inc.

Land & Improvements

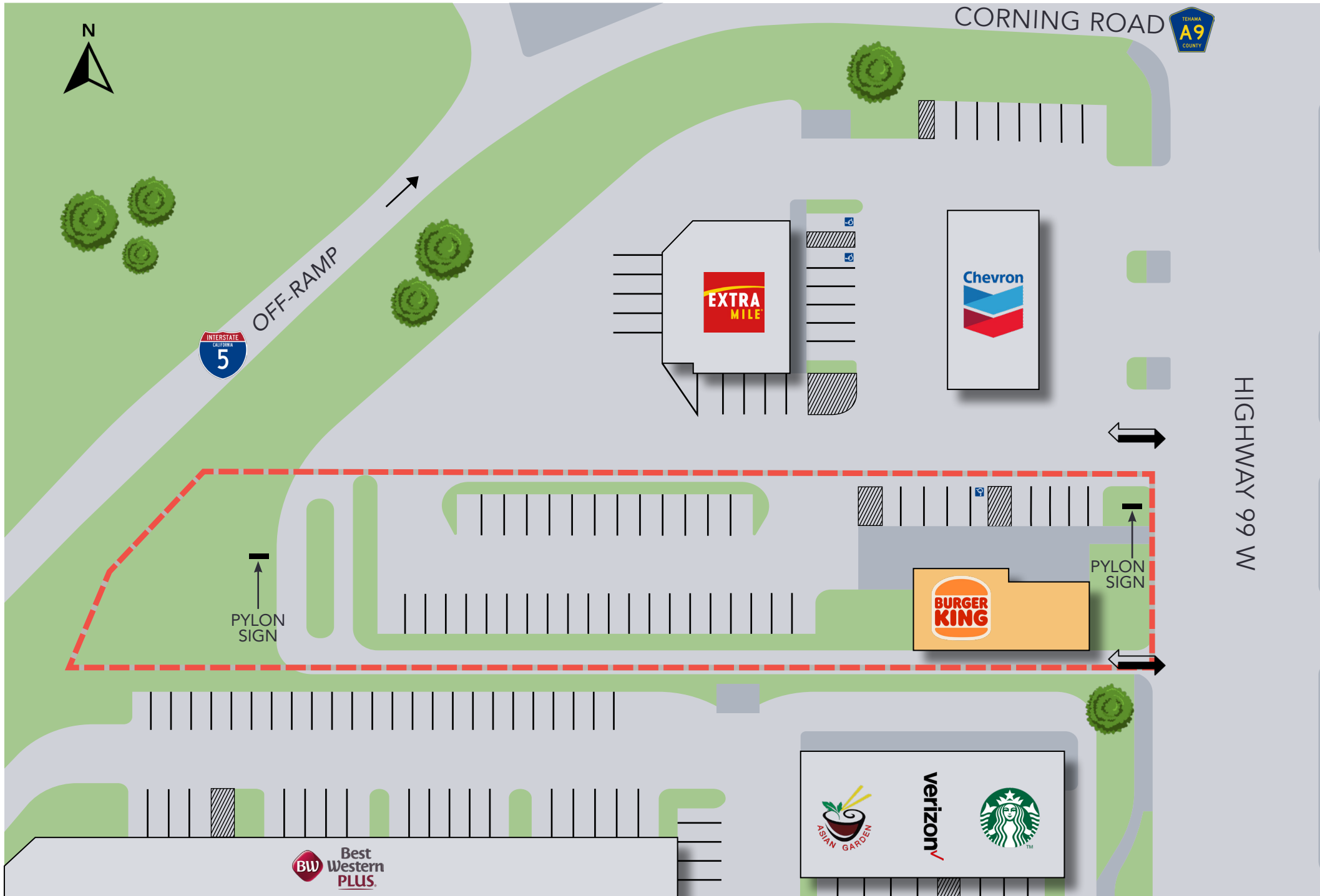


		CURRENT
Price		\$2,453,000
Capitalization Rate		5.30%
Price Per Square Foot		\$754.77
Total Rentable Area (SF):		3,250
Income	\$/SF	
Scheduled Rent	\$40.00	\$129,984
Effective Gross Income		\$129,984
Expenses		NNN
Net Operating Income		\$129,984

Lease Terms

TENANT NAME	SQ. FT.	TERM		ANNUAL RENT	RENT/FT	INCREASES	
Burger King	3,250	08/01/21	07/31/41	\$129,984	\$40.00		
		Increase	08/01/26	07/31/31	\$142,982	\$43.99	10.0%
Store #6117		Increase	08/01/31	07/31/36	\$157,281	\$48.39	10.0%
		Increase	08/01/36	07/31/41	\$173,009	\$53.23	10.0%
		Option 1	08/01/41	07/31/46	\$190,310	\$58.56	10.0%
		Option 2	08/01/46	07/31/51	\$209,341	\$64.41	10.0%
		Option 3	08/01/51	04/30/56	\$230,275	\$70.85	10.0%

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



PROPERTY DATA

3,250
Rentable SF

0.91
Acres

44
Parking Spaces

LEGEND

Property Boundary

↔
Egress



A WORLDWIDE FAST FOOD CHAIN

Burger King, founded in 1954, is a **global fast-food chain** known for its flame-grilled burgers, particularly the iconic Whopper. As of 2024, the company operates **over 19,400 locations in more than 100 countries**. Its menu features popular items like the Impossible Whopper, Chicken Fries, and a variety of breakfast sandwiches. Burger King also offers beverages such as its line of BK Café coffees and soft drinks.

The brand is culturally significant, having influenced fast-food marketing and pop culture with its playful advertising and mascot, the Burger King.

The chain **generates annual revenue exceeding \$1.3 billion**.

In October 2023, Tom Curtis, president of Burger King U.S. & Canada, announced a new store design at its annual franchisee convention in Canada, branded "The Sizzle". The company planned to remodel existing Burger King locations with a new look inside and outside.

Burger King is a **subsidiary of Restaurant Brands International (RBI)**, a multinational parent company that also owns Tim Hortons, Popeyes, and Firehouse Subs. RBI focuses on global growth, innovation, and maintaining its position among the largest quick-service restaurant chains worldwide.

\$1.3B

ANNUAL REVENUE FOR
FISCAL YEAR 2023

19,400

LOCATIONS IN 100+
COUNTRIES

11M

PEOPLE VISIT A BURGER
KING EVERY DAY

BKC

NYSE
TICKER

07 NEARBY RETAILERS



29,814 VPD

SAFeway RITE AID metro by T-Mobile O'Reilly AUTO PARTS ROUND TABLE PIZZA ROYALTY Valero

BURGER KING

888 HWY 99 W, CORNING, CA





CORNING, CA, IN FOCUS

HOME OF THE QUEEN OLIVE



A CITY IN NORTHERN CALIFORNIA

Corning, California, is a small city in Tehama County with a population of approximately 8,000, located along Interstate 5, about 20 miles south of Red Bluff and 100 miles north of Sacramento.

Known as the “Olive City,” Corning’s economy is heavily centered around agriculture, particularly the production of olives, almonds, and walnuts, with key employers like Bell-Carter Foods, one of the largest olive processors in the country. The city attracts visitors with its annual Olive Festival and close proximity to outdoor recreational areas like the Sacramento River and nearby wineries.

Corning’s small-town charm, affordable housing, and quiet lifestyle make it appealing for families and retirees seeking a slower pace of life. Educational opportunities include local schools and nearby institutions like Shasta College in Redding.

SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	5,605	11,131	13,544	21,985
Average HH Income	\$76,805	\$83,538	\$84,457	\$83,825
Median HH Income	\$54,934	\$63,992	\$64,280	\$61,776
Total Growth % (2010-2020)	2.0%	1.8%	1.6%	1.1%
Daytime Employees	1,426	2,670	3,317	4,043



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