



Olive Garden

**Absolute NNN Ground Lease
Opened June 2025**

5727 Beckley Rd.
Battle Creek, MI 49015





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CA Lic 01753933

Listed in Conjunction with

Michigan Broker of Record:

Garrett Keais

MI Lic 6501285727



Olive Garden

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DEMOGRAPHICS

Olive Garden

5727 Beckley Rd.
Battle Creek, MI 49015

Year Built:

2025

Land:

2.71 Acres
(118,047 SqFt)

Bldg:

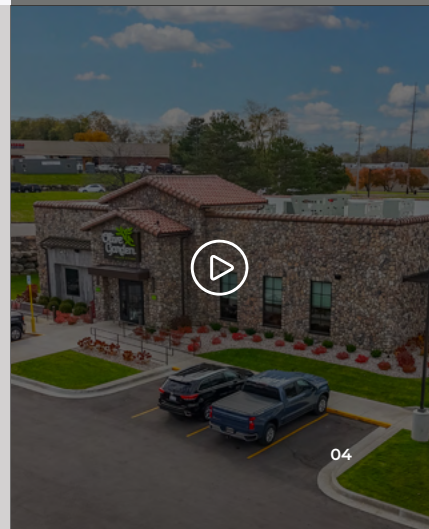
7,828 SqFt

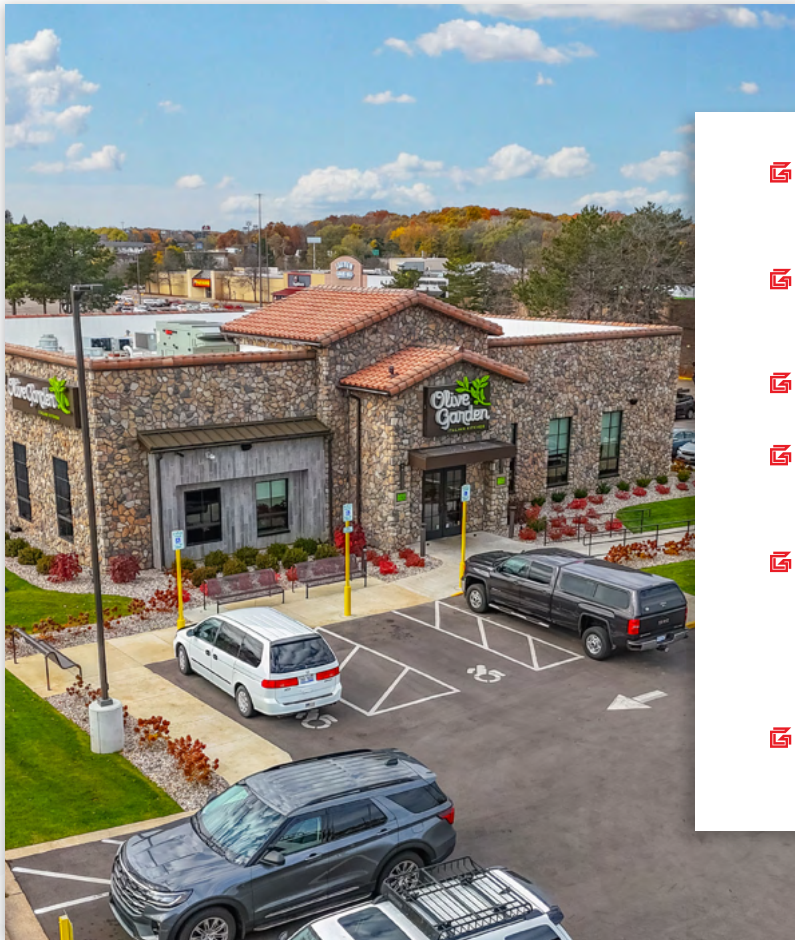


GOMEZGROUP

Frontage:

447' on Beckley Road





- ❏ New 10-Year Absolute NNN Ground Lease with Corporate Guaranty
- ❏ Brand New Construction; Opened June 2025
- ❏ Below Market Rent at \$10.86/SqFt
- ❏ Only Olive Garden Restaurant within 23 Mile Radius
- ❏ Over 12,600 Monthly Visits, Ranking in the 90th Percentile for Local Visits within the “Restaurants” Category, per Placer.ai
- ❏ National Brand with Investment Grade Credit and S&P Rating of BBB

- ❑ Massive 2.7 Acre Lot
- ❑ Immediate Access to Highly Traveled I-94 (47,568 VPD), a Major East/West Thoroughfare
- ❑ Outparcel to Lakeview Square Mall, a 315,486 SqFt Shopping Center with 2.4MM Annual Visits, per Placer.ai
- ❑ Premier Visibility and Frontage Sitting at the Intersection of Beckley Rd. and M-66 (47,537 VPD Combined)
- ❑ +\$85,000 Average HHI in 15 Mile Radius

▶ WATCH PROPERTY VIDEO



- ❑ In a Concentrated Retail Trade Area Adjacent to Walmart Supercenter, Lowe's Home Improvement, Target, Sam's Club, Petco, Kohl's and ALDI
- ❑ Densely Populated Hotel Area with +1,000 Rooms Combined in 1.5 Mile Radius
- ❑ Over 1,900 Multi-Family Homes in 1 Mile Radius
- ❑ Under 3 Miles from Beadle Lake and Goguac Lake, Popular Destinations for Boating, Fishing and Swimming















HARPER VILLAGE
SHOPPING CENTER



meijer



OPENED SEP 2025



66

30,300 VPD

LAKEVIEW
SQUARE MALL



OLIVE GARDEN

5727 Beckley Rd., Battle Creek, MI 49015

17,237 VPD

BECKLEY RD



OLIVE GARDEN
5727 Beckley Rd., Battle Creek, MI 49015

17,237 VPD
BECKLEY RD

66
30,300 VPD

92 ROOMS

88 ROOMS
TOWNPLACE SUITES
HARRIOTT

102 ROOMS
COURTYARD
BY HARRIOTT

HARPER VILLAGE SHOPPING CENTER

KOHL'S **TJ-MAXX** **Michaels**
DISCOUNT FURNITURE **PETCO** **Home Depot**

meijer

Great Clips

chili's

Chick-fil-A

McDonald's

g
goodwill

TRACTOR SUPPLY CO.

LOWE'S

Wendy's

HOBROCK'S FARM MARKET
Est. 1939

BARNES & NOBLE **GNC** **Applebees**
NCG CINEMA **Dunham's**

ExtraSpace Storage



MINGES CREEK PLAZA

HOBBY LOBBY
SUPERCUTS
BIGGBY COFFEE
PLATO'S CLOSET

MINGES BROOK MALL

ASIAN BUFFET
HARBOUR MALL
TARGET
AAA
DOLLAR TREE
SALLY BEAUTY



Firestone
COMPLETE AUTO CARE

17,237 VPD
BECKLEY RD

OLIVE GARDEN

5727 Beckley Rd., Battle Creek, MI 49015

40 ROOMS
HOME TOWNE STUDIOS

59 ROOMS
Executive Residency

Culver's

Denny's

McDonald's

99 ROOMS
COUNTRY INN & SUITES

59 ROOMS
Travelodge
BY WYNDHAM

63 ROOMS
Hampton Inn

47,568 VPD

LAKEVIEW SQUARE MALL

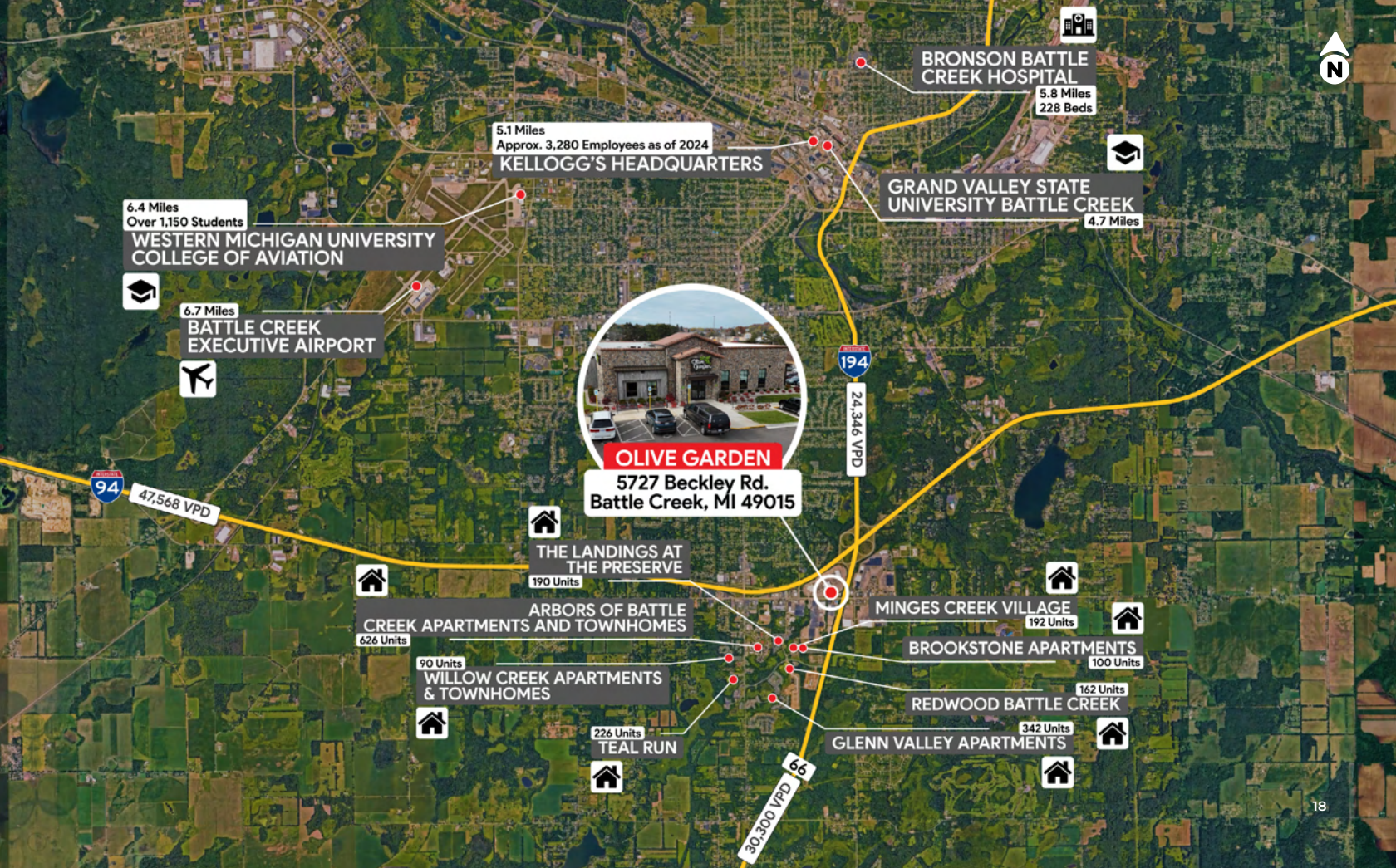
BARNES & NOBLE
GNC
Applebees
NCG CINEMA
Dunham's

ExtraSpace
Storage



OLIVE GARDEN
5727 Beckley Rd.
Battle Creek, MI 49015





BRONSON BATTLE CREEK HOSPITAL
5.8 Miles
228 Beds



GRAND VALLEY STATE UNIVERSITY BATTLE CREEK
4.7 Miles

5.1 Miles
Approx. 3,280 Employees as of 2024
KELLOGG'S HEADQUARTERS

6.4 Miles
Over 1,150 Students
WESTERN MICHIGAN UNIVERSITY COLLEGE OF AVIATION



6.7 Miles
BATTLE CREEK EXECUTIVE AIRPORT



OLIVE GARDEN
5727 Beckley Rd.
Battle Creek, MI 49015



THE LANDINGS AT THE PRESERVE
190 Units



ARBORS OF BATTLE CREEK APARTMENTS AND TOWNHOMES
626 Units

90 Units
WILLOW CREEK APARTMENTS & TOWNHOMES



226 Units
TEAL RUN



MINGES CREEK VILLAGE
192 Units



BROOKSTONE APARTMENTS
100 Units



REDWOOD BATTLE CREEK
162 Units



GLENN VALLEY APARTMENTS
342 Units



94
47,568 VPD

194
24,346 VPD

66
30,300 VPD



Lease Type

Absolute NNN Ground Lease

Lease Guarantor

**Olive Garden Holdings, LLC, a Florida
Limited Liability Company**

Rent Commencement Date

April 28, 2025

Lease Expiration Date

April 30, 2035

Term Remaining on Lease

±10 Years

Options

Four 5-Year

Increases

10% Increase Every 5 Years



| TENANT | LEASE TYPE | AREA | LEASE FROM | LEASE TO | ANNUAL RENT | ANNUAL RENT PER AREA | RENT INCREASE | RENT INCREASE DATE | OPTIONS |
|---------------------|---------------------------|-------|------------|------------|-------------|----------------------|---------------|--------------------|--|
| Olive Garden | ABSOLUTE NNN GROUND LEASE | 7,828 | 04/28/2025 | 04/30/2035 | \$85,000 | \$10.86 | \$93,500 | 4/28/2030 | FOUR 5-YEAR OPTIONS WITH 10% INCREASES |

► RENT ROLL

| | YEAR | MONTHLY RENT | ANNUAL RENT |
|----------------|---------------------------------------|--------------|-------------|
| CURRENT PERIOD | 04/28/2025 – 04/27/2030 | \$7,083 | \$85,000 |
| | 04/28/2030 – 04/30/2035 | \$7,791 | \$93,500 |
| | 05/01/2035 – 04/30/2040 (OPTION 1) | \$8,570 | \$102,850 |
| | 05/01/2040 – 04/30/2045 (OPTION 2) | \$9,427 | \$113,135 |
| | 05/01/2045 – 04/30/2050 (OPTION 3) | \$10,370 | \$124,448 |
| | 05/01/2050 – 04/30/2055 (OPTION 4) | \$11,407 | \$136,893 |

NOI
\$85,000



Cap Rate
5.15%



Price
\$1,650,400



Price/ft Land
\$13.98





ITALIAN KITCHEN

Olive Garden is a popular Italian-American casual dining chain established in 1982 by General Mills. Renowned for its unlimited breadsticks, soups, and salads, Olive Garden leads the Italian dining segment in the U.S., operating over 900 domestic locations and 52 international restaurants across countries such as Canada, Mexico, Saudi Arabia, Kuwait, and the Philippines. The brand employs more than 99,000 people worldwide.

As of September 2025, John Wilkerson serves as President of Olive Garden, while Rick Cardenas holds the CEO position at its parent company, Darden Restaurants, Inc. In fiscal year 2024, Olive Garden generated \$5.06B in revenue, which grew to \$5.21B in fiscal year 2025—reflecting a 2.96% increase.

Olive Garden's growth strategy centers on expanding its physical presence in both new and existing markets, boosting in-restaurant traffic, and enhancing off-premise sales through delivery and takeout services. Demonstrating its commitment to social impact, the company has donated over 49MM pounds of food to local food banks nationwide.



LOCATIONS
+950 Globally



2025 TOTAL REVENUE
\$5.21B



EMPLOYEES
+99,000



WEBSITE
www.olivegarden.com



PARENT COMPANY
Darden Restaurants, Inc.



Since becoming a division of Darden Restaurants, Inc. (NYSE: DRI) in 1995, Olive Garden has been part of a larger portfolio that includes LongHorn Steakhouse, Ruth's Chris Steak House, and Bahama Breeze. Darden operates more than 1,900 restaurants and employs over 190,000 people. In fiscal year 2025, Darden reported \$12.1B in revenue, a 6% increase from the previous year—and projects overall sales growth of 7% to 8%. The company plans to expand its footprint by opening 60-65 new restaurants in the 2026 fiscal year, a mix of its key brands with 40-45 of the new openings being Olive Garden and LongHorn Steakhouse. Darden Restaurants is also focusing on strategic growth through new acquisitions. The company has also been recognized by FORTUNE Magazine as one of the “100 Best Companies to Work For” and on Forbes list as one of “America’s Best Companies” and “America’s Best Large Employers.”



LOCATIONS
+1,900



2025 TOTAL REVENUE
\$12.1B



OWNERSHIP
Public (NYSE: DRI)



WEBSITE
www.darden.com



HEADQUARTERS
Orlando, FL

BATTLE CREEK, MICHIGAN

Battle Creek, Michigan, part of the Battle Creek Metropolitan Statistical Area (MSA), is best known as the “Cereal City” for being the longtime headquarters of Kellogg’s. As of 2024, the MSA has a population of approximately 134,000 residents. Key economic drivers include manufacturing, healthcare, education, and food processing, with major employers such as Kellogg’s, Denso, and the Battle Creek VA Medical Center. The area is also home to the Fort Custer Industrial Park, one of the largest modern industrial parks in the Midwest, which continues to attract new businesses and investments.

Recent economic trends show modest employment growth, with nonfarm employment increasing by 1.6% year-over-year as of mid-2025. The median household income rose to \$60,385 in 2023, reflecting a 3.77% annual increase. Battle Creek hosts events like the Field of Flight Air Show & Balloon Festival, which draws significant annual tourism and contributes to the local economy. Battle Creek has received recognition for its community engagement and quality of life, and it serves as a regional hub for entertainment, business, and logistics, thanks to its strategic location between Detroit and Chicago.

 [WATCH PROPERTY VIDEO](#)

► POPULATION

5

MILE

15

MILE

25

MILE

| | | | |
|-----------------------------|--------|---------|---------|
| 2025 Population | 56,034 | 138,109 | 430,130 |
| 2030 Population Projection | 55,731 | 137,149 | 428,785 |
| Median Age | 39.8 | 41.9 | 38.8 |
| Bachelor's Degree or Higher | 16.2% | 16.6% | 20.6% |

► HOUSEHOLDS

5

MILE

15

MILE

25

MILE

| | | | |
|--|----------|----------|----------|
| 2025 Households | 22,922 | 57,237 | 178,011 |
| 2030 Household Projection | 23,063 | 57,539 | 180,072 |
| Owner Occupied Households | 15,507 | 42,715 | 122,197 |
| Renter Occupied Households | 7,415 | 14,522 | 55,814 |
| Avg Household Size | 2.4 | 2.3 | 2.3 |
| Total Specified Consumer Spending (\$) | \$1.041B | \$2.815B | \$9.196B |

► INCOME

5

MILE

15

MILE

25

MILE

Average Household Income

\$78,729

\$85,353

\$89,549

Median Household Income

\$60,523

\$64,043

\$64,857

► HOUSING

Median Home Value

\$168,678

\$204,956

\$232,556



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