



3446 COACH LANE

Cameron Park, CA 95682



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

DENNY'S

3446 Coach Lane | Cameron Park, CA 95682

EXCLUSIVELY LISTED BY



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±5,284 SF
GLA*



1989
Year Built



±65,700
Vehicles Per Day

*Buyer to verify GLA via a new survey.

INVESTMENT HIGHLIGHTS

- **Below Replacement Cost** – Opportunity to acquire a fully built restaurant at a price below the current cost to construct one. This benefits an investor by allowing a lower barrier to entry for operations, stronger long-term cash flow potential, and reduced risk exposure by way of deferred ground up development costs.
- **Flexible Use Potential** - Great opportunity for a Restaurant Operator, National QSR Brand, or Alternative Commercial Use, which benefits an investor by owning a property with operational agility and enhanced income possibilities.
- **High Household Income Area** – The average household income in the 3-mile radius is \$151,100+ benefiting an investor by owning property in an area where the local customer base has high spending power.
- **High Density Retail Corridor** – A significant amount of retail is found off the El Dorado Fwy and Cameron Park Dr. A few of the high credit tenants are Applebee's, McDonald's, Taco Bell, Carl's Jr, Starbucks, Safeway, Round Table Pizza, Dutch Bros, Dollar Tree, O'Reilly Auto Parts, and Bank of America.
- **Direct Access to El Dorado Freeway** – The subject property is located off of I50 which has an average daily vehicle count of ±65,700.
- **Below Market Rent:** Denny's has below market rent for casual dining in California and the Cameron Park surrounding area with a rent per square foot of \$20.19.





FINANCIAL SUMMARY



\$1,500,000

LIST PRICE



7.11%

CAP RATE



\$106,772

RENT

Lease Details

| | |
|-------------------------|-------------------------------|
| Tenant Trade Name | Denny's |
| Type of Ownership | Fee Simple |
| Tenant | Guru Foods, INC. |
| Lease Type | Absolute NNN |
| Roof and Structure | Tenant Responsibility |
| Original Lease Term | 11 Years |
| Lease Commencement Date | 1/1/2020 |
| Lease Expiration Date | 2/1/2031 |
| Term Remaining on Lease | ±5 Years |
| Options | Two, 5 Year Options Remaining |

Annualized Operating Data

| Date | Monthly Rent | Annual Rent | Rent Increases | Cap Rate |
|----------------------|--------------|-------------|----------------|----------|
| 2/1/2026 - 1/31/2031 | \$8,893.50 | \$106,722 | 10% | 7.11% |



*Buyer to verify GLA and Lot Size with a new survey

LEASE ABSTRACT

| LEASE ABSTRACT | |
|---------------------------------|--|
| ITEM | DATA |
| Landlord | Lexington Real Property Partners LLC |
| Tenant | Guru Foods, INC |
| Lease Documents: | Agreement of Lease date 1/12/2019 |
| Premises | 5,284 Sq Ft 0.77 Acres 3446 Coach Ln, Cameron Park, CA |
| Lease Term | 5 year 11months remaining |
| Initial Term | 11Years |
| Commencement Date | January 1, 2020 |
| Expiration Date | January 31, 2031 |
| Renewal Options | Two, five-year options at market rate. To exercise option to extend, tenant must give written notice to Landlord of intention to exercise any said option not earlier than 12 months or later than 9 months prior to the end of the initial term. |
| Base Rent | February 1, 2021 - February 1, 2026 = \$97,020 February 1, 2026 - January 31, 2031 = \$106,722 |
| Option Period Rent: (3.02) (ii) | The base rental rate shall be adjusted to fair market value, but in no event shall the adjustment be less than 95% of the prior year's base rent. |
| Percentage Rent | 6.5% of Gross Sales less monthly base rent paid or payable. Tenant shall furnish to LL a certified statement of gross sales within 60 days after the close of each calendar lease year and a certified annual statement, including monthly breakdown of Gross Sales. |
| Late Charges | If rent is received by landlord after 5 days it is due, tenant shall pay landlord an additional sum of 5% of the amount that is overdue. |
| Utilities | Tenant agrees to pay all charges for utilities and serviced use by it on the premises. |
| Taxes | Tenant shall be liable for and shall pay prior to delinquency all taxes levied against personal property and trade fixated placed by tenant on the premises. Tenant shall pay directly to taxing authority, as additional rent, at least thirty days before the last day on which the same may be paid with penalty, all real estate taxes and assessments. |
| Assignment/Subletting | Tenant shall not assign or sublease this lease without prior written consent from landlord, which shall not be unreasonably withheld. |



TENANT PROFILE

Denny's is a well-known American diner-style restaurant franchise that operates 24/7 in many locations, offering a menu focused on classic comfort food, including breakfast, burgers, and homestyle dinners. Established in 1953, the brand has grown into a widespread chain with both company-owned and franchised locations across the United States and internationally. The franchise model allows entrepreneurs to operate under the Denny's brand while following its established systems for food preparation, customer service, and marketing.

FRANCHISEE OVERVIEW

Denny's franchise offers entrepreneurs the opportunity to operate a well-established, diner-style restaurant under a recognized brand known for its round-the-clock service and classic American menu. The company provides franchisees with comprehensive support, including training, marketing, and operational guidance, helping them maintain consistency in food quality and service. Franchise owners benefit from Denny's strong brand presence, diverse customer base, and proven business model, making it an attractive option for those looking to invest in the casual dining industry.

| | | |
|---------------------------------|----------------------|--------------------------|
| Headquarters Spartanburg, SC | Year Founded 1953 | # of Employees +3,000 |
|---------------------------------|----------------------|--------------------------|



CAMERON PLAZA OFFICES

**SUBJECT
PROPERTY**

COACH LN



CAMERON PARK DR ± 26,100 VPD

50 ± 65,700 VPD

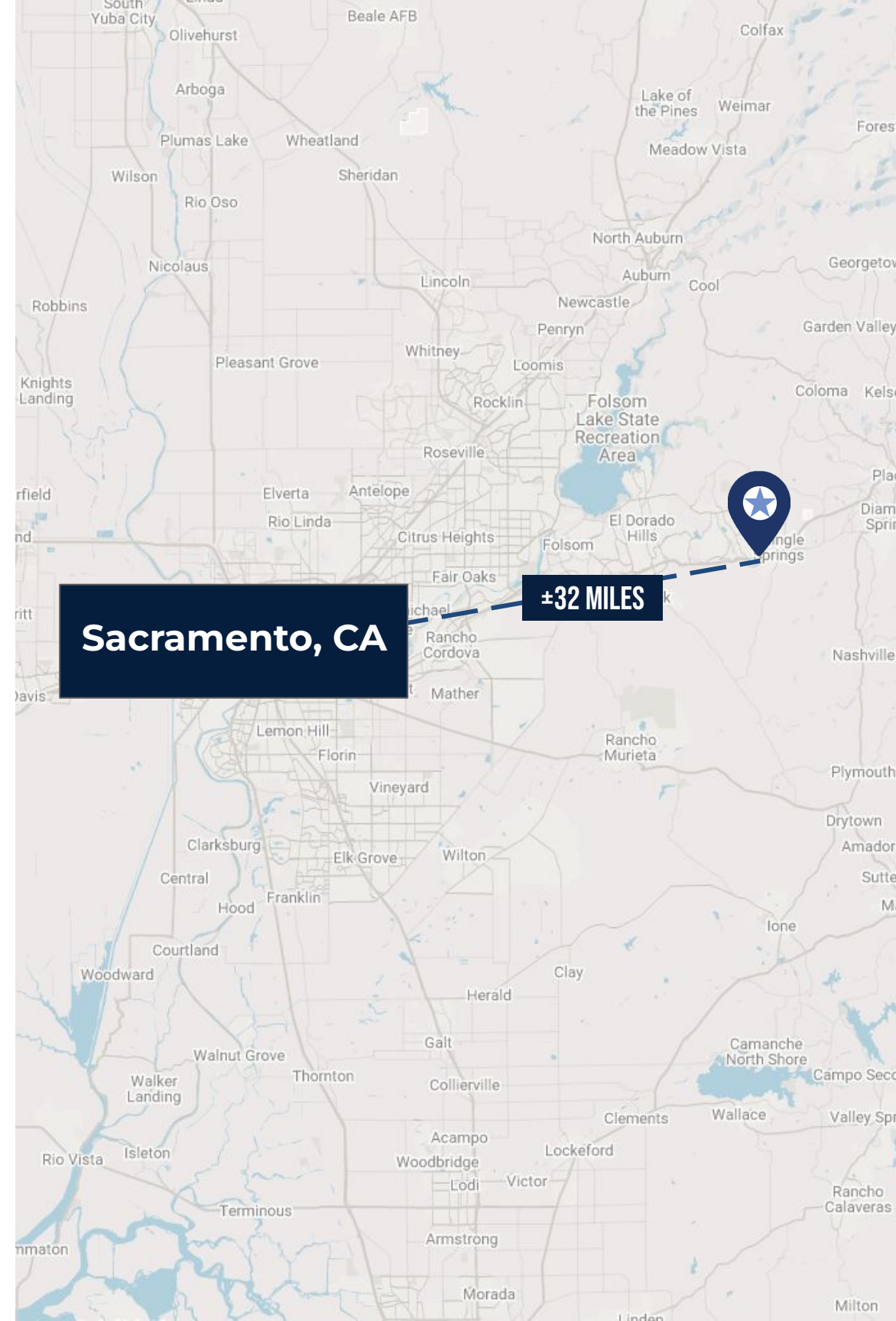
MARKET OVERVIEW

Cameron Park, California presents a prime investment location, particularly for a nationally recognized brand like Denny's. This property is strategically located with direct access to U.S. Highway 50, a critical corridor connecting Sacramento and the Sierra Nevada foothills. This high-visibility location, with ±65,700 VPD, attracts a diverse customer base of local residents, commuters, and regional travelers, making it an ideal setting for a 24-hour dining concept like Denny's.

The area has also seen the introduction of new establishments, such as a Dutch Bros Coffee drive-thru ±0.2 miles away that was newly constructed in 2024. Also, the opening of a Grocery Outlet ±3.8 miles away enhances the retail mix, attracting more visitors to the vicinity.

Beyond retail growth, Cameron Park's strong economic indicators reinforce its viability. The community has seen steady population growth of 1.15% since 2023, and it has a median household income of \$151,100, signaling strong consumer spending power. Additionally, a high homeownership rate of 66.1% and median property values of \$738,000 indicate an affluent and stable residential base - providing a reliable customer pool for a family-friendly brand like Denny's.

| DEMOGRAPHICS | | | |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 3-MILE | 5-MILE | 10-MILE |
| Current Year Estimate | 24,199 | 48,073 | 145,200 |
| HOUSEHOLDS | 3-MILE | 5-MILE | 10-MILE |
| Current Year Estimate | 9,282 | 17,979 | 51,735 |
| INCOME | 3-MILE | 5-MILE | 10-MILE |
| Average Household Income | \$151,100 | \$171,300 | \$181,100 |



SACRAMENTO, CA MSA

Sacramento, CA, has a diverse and expanding economy driven by government, healthcare, education, technology, and agriculture. As the state capital, government agencies are the largest employers, providing stability to the job market. The healthcare sector has grown significantly, with major hospitals and medical research institutions contributing to employment. The tech industry is also expanding, with startups and established firms finding Sacramento an attractive alternative to the high costs of the Bay Area. Additionally, the region benefits from its strong agricultural base, particularly in food production and distribution. While the cost of living has risen in recent years, Sacramento remains more affordable than other major California cities, making it an appealing location for businesses and residents alike.

ECONOMIC DEVELOPMENT

Economic development in Sacramento has been fueled by diversification beyond its traditional government sector, with growing investments in technology, healthcare, and green energy. The city has actively supported business growth through initiatives like tax incentives and infrastructure improvements, attracting startups and larger companies seeking a more affordable alternative to the Bay Area. Downtown revitalization projects, including the Golden 1 Center and mixed-use developments, have boosted local commerce and tourism.



**#3 Most Diverse Cities
in the United States**
(U.S. CENSUS)



**#1 Best Place to Live in
California**
(FORBES)

| EMPLOYERS | EMPLOYEES |
|---|-----------|
| State of California | 107,876 |
| UC Davis Health | 16,075 |
| Sacramento County | 13,250 |
| Kaiser Permanente | 10,934 |
| U.S. Government | 10,507 |
| Sutter Health | 9,350 |
| Dignity Health/Catholic Healthcare West | 7,353 |
| Intel | 5,000 |
| San Juan Unified School District | 4,801 |



OLD SACRAMENTO STATE HISTORIC PARK

This historic district preserves Sacramento's Gold Rush era, featuring 19th-century architecture, museums, and riverfront boardwalks. Visitors can explore shops, dine in period-style establishments, and enjoy horse-drawn carriage rides.



TOWER BRIDGE

An iconic Sacramento landmark, this vertical lift bridge connects the city to West Sacramento. Its distinctive gold paint and Art Deco design make it a popular photo spot.



EDUCATION

Education in Sacramento is supported by a mix of public and private institutions, including major universities, community colleges, and K-12 school districts. The city is home to California State University, Sacramento (Sac State) which serves over 30,000 students and offers a broad range of degree programs. UC Davis, located nearby, is a top-ranked research university with strong programs in medicine, engineering, and agriculture. The Los Rios Community College District, including Sacramento City College, American River College, and others, provides accessible higher education and workforce training. Sacramento's K-12 education system is managed by several districts, including Sacramento City Unified School District, which serves a diverse student population. Charter and private schools offer additional options for families. While some schools face challenges related to funding and performance gaps, ongoing investments in STEM programs, career training, and educational equity initiatives aim to enhance learning opportunities for students across the region.

TRANSPORTATION

Sacramento has a well-developed transportation network that includes highways, public transit, biking infrastructure, and an international airport. The city is served by Interstate 5, Interstate 80, and U.S. Highway 50, making it a key transportation hub in Northern California. Sacramento Regional Transit (SacRT) operates buses and light rail lines that connect downtown with surrounding neighborhoods and suburbs. The Sacramento International Airport (SMF) provides domestic and international flights, supporting both business and leisure travel.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3446 Coach Lane, Cameron Park, CA 95682** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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