



MONARCH
COMMERCIAL ADVISORS



DEL TACO
RED BLUFF, CA

Low Price Point QSR Along Interstate-5



LEAD BROKERS

Brandon Norton

(480) 269-3154

brandon@monarchcommercial.com

CA DRE#: 01985777

ADRE: BR710308000

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761

NV RED# 10011411



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for



WHY INVEST

Low Price Point QSR

Offered at \$1,450,000, the property is attractively priced well below current replacement costs, presenting a compelling investment opportunity. With significant value-add potential upon lease expiration, investors can unlock future growth and capitalize on the property's long-term upside.

Easy Access from Interstate-5

Situated near the intersection of Interstate 5 and Highway 36, the property enjoys prime visibility and access. Surrounded by major commercial highway tenants, including Starbucks, Burger King, and McDonald's, it is ideally positioned to capture the steady flow of highway travelers, making it an excellent location for attracting both local customers and interstate traffic.

Located in Red Bluff, California

Located in Red Bluff, the county seat of Tehama County, this property benefits from the city's strong regional influence, drawing visitors from surrounding communities like Los Molinos. Red Bluff also serves as a key travel hub for both travelers and truckers navigating the route between California and the Oregon border, making it a vital stop for long-distance traffic and commerce.

Price	\$1,087,000
Cap Rate	6.00%
NOI	\$65,244
Price/SF	\$452.92
Leasable Area	2,400 SF
Land Area	1.61 AC

200 ANTELOPE BLVD, RED BLUFF, CA





DEL TACO

Address: 200 Antelope Boulevard,
Red Bluff, CA 96080

County: Tehama

APN: 041-050-023-000

Lot Size: 1.61 AC

Options: 15 year term following
expiration of initial term

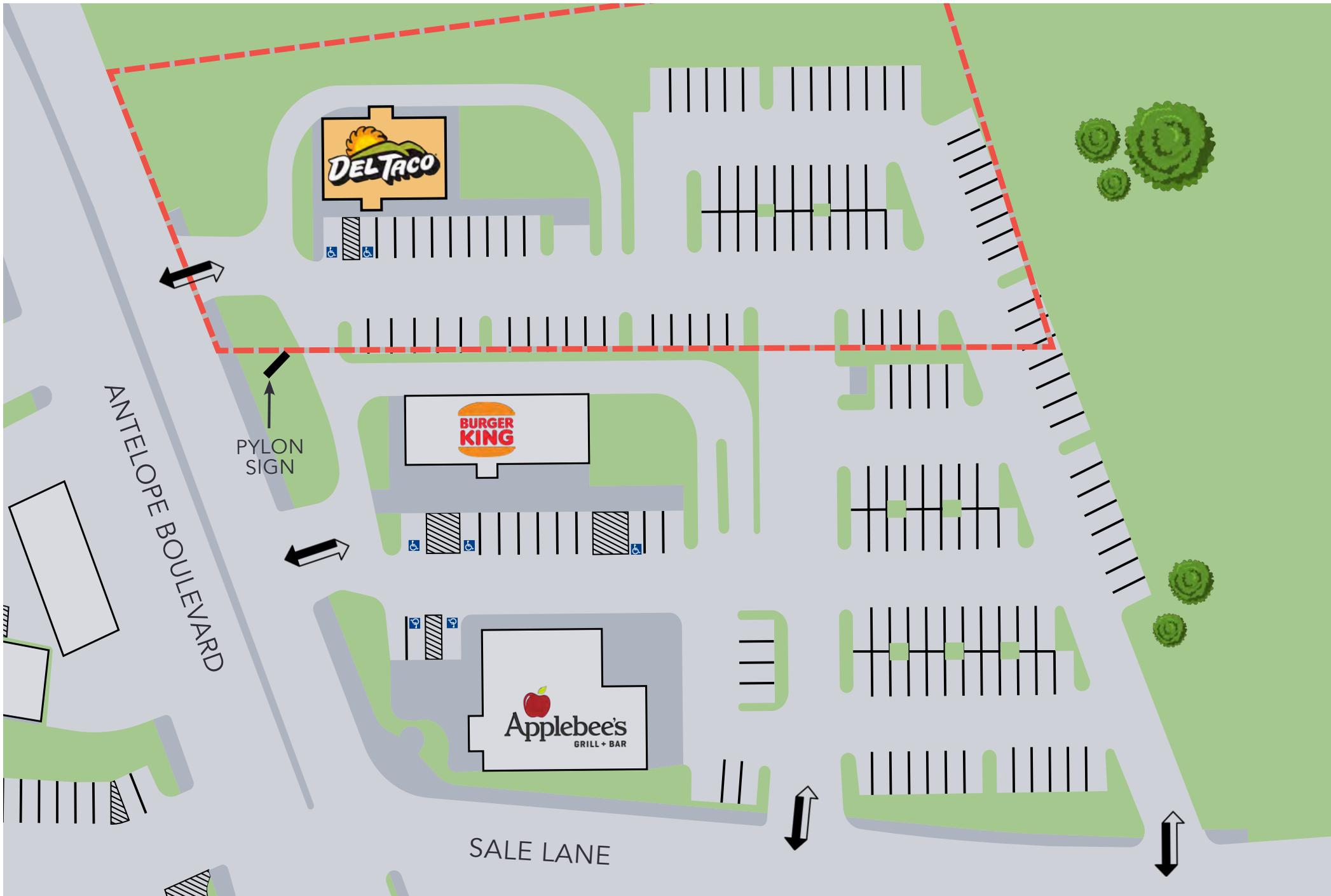


		CURRENT
Price		\$1,087,000
Capitalization Rate		6.00%
Price Per Square Foot		\$452.92
Total Rentable Area (SF):		2,400
Income	\$/SF	
Scheduled Rent	\$27.19	\$65,244
Effective Gross Income		\$65,244
Expenses		NNN
Net Operating Income		\$65,244

Lease Terms

TENANT NAME	SQ. FT.	TERM		ANNUAL RENT	RENT/FT	INCREASES	
Del Taco	2,400	11/07/12	03/20/26	\$65,244	\$27.19		
Franchisee		Option 1	03/21/26	03/20/41	\$71,768	\$29.90	10.0%
		Increase	03/21/31	03/20/36	\$78,945	\$32.89	10.0%
		Increase	03/21/36	03/20/41	\$86,840	\$36.18	10.0%

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



PROPERTY DATA

2,400
Rentable SF

1.61
Acres

82
Parking Spaces

LEGEND


Property Boundary

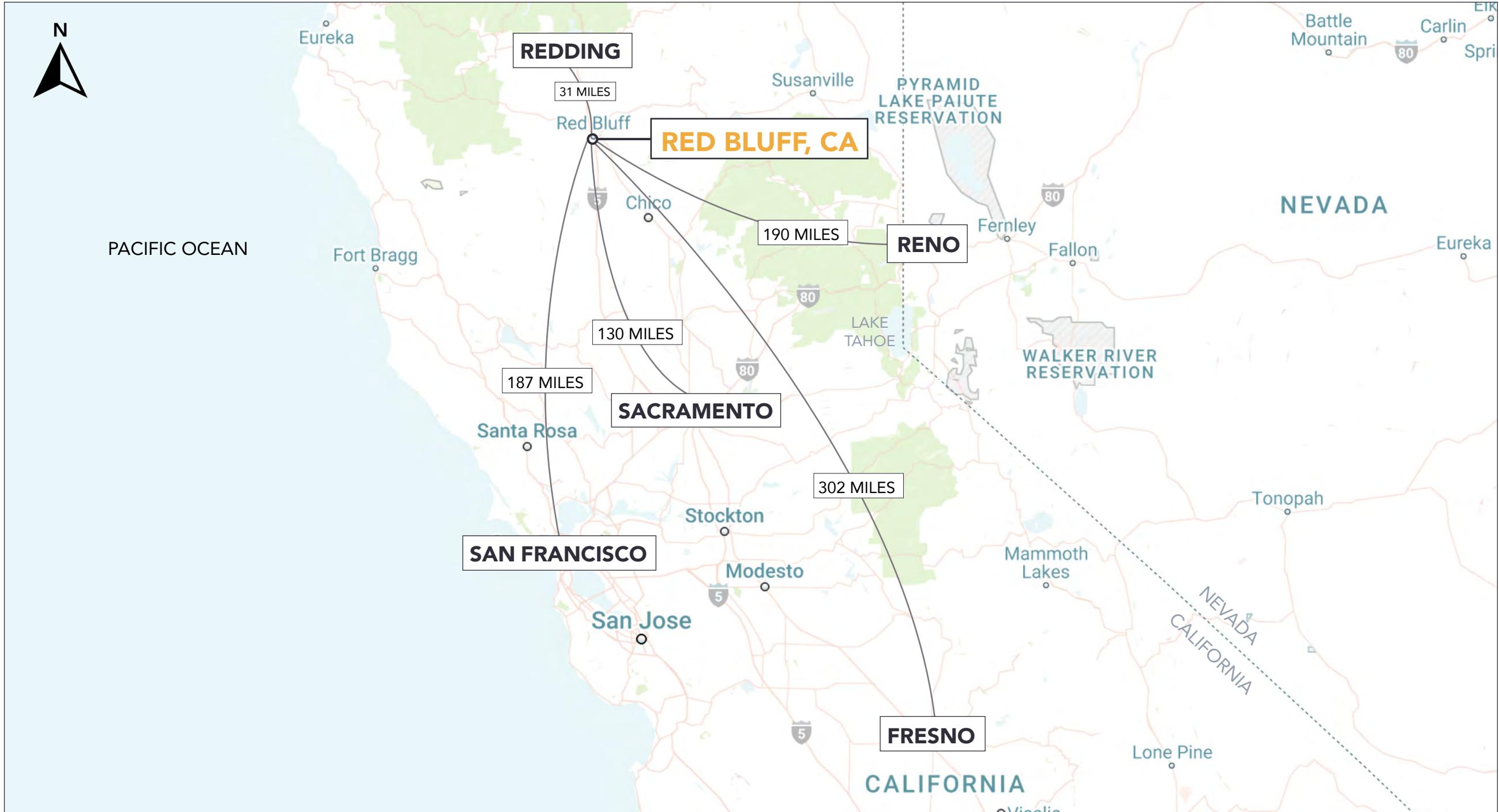

Egress

06 NEARBY RETAILERS



200 ANTELOPE BLVD, RED BLUFF, CA 







RED BLUFF, CA, IN FOCUS

THE COUNTY SEAT OF TEHAMA COUNTY



A CITY IN NORTHERN CALIFORNIA

Red Bluff, California, is a small city with a population of around 14,000, located in Northern California's Tehama County, along the Sacramento River. It is about 30 miles south of Redding and 120 miles north of Sacramento, making it a gateway to outdoor activities in the Shasta Cascade region.

Red Bluff's economy is historically rooted in agriculture, particularly cattle ranching, along with manufacturing and retail. The annual Red Bluff Round-Up, one of the largest rodeos in the U.S., highlights the city's cultural ties to its agricultural heritage. Other attractions include the Sacramento River Discovery Center and nearby Lassen Volcanic National Park.

Red Bluff is also known for its small-town charm, affordable housing, and a slower pace of life. It's a hub for outdoor enthusiasts and those seeking a tight-knit community. The city is served by Red Bluff Municipal Airport for general aviation, while the closest major airports are in Redding and Sacramento.

SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	4,537	21,225	25,080	31,984
Average HH Income	\$70,446	\$106,280	\$109,197	\$110,711
Median HH Income	\$52,165	\$59,339	\$65,730	\$70,376
Total Growth % (2010-2020)	1.7%	1.1%	1.0%	0.7%
Daytime Employees	2,927	8,536	9,684	11,101

CONTACT

Brandon Norton

(480) 269-3154

brandon@monarchcommercial.com

CA DRE#: 01985777

ADRE: BR710308000

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761

NV RED# 10011411



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.