



# 20 YEAR ABSOLUTE NNN GROUND LEASE

PALMDALE, CALIFORNIA  
OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

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**FIRST STREET**  
DROBRAGE  
SONOMA | CA



# MCDONALD'S 01

PALMDALE, CALIFORNIA  
OFFERING MEMORANDUM

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# 01

## OFFERING

INVESTMENT HIGHLIGHTS  
EXECUTIVE SUMMARY

REPRESENTATIVE PHOTO



# INVESTMENT HIGHLIGHTS

<b>TENANT:</b>	McDonald's
<b>GUARANTY:</b>	Corporate Guaranty
<b>LOCATION:</b>	3854 Rancho Vista Blvd, Palmdale, CA 93551
<b>LEASE TYPE:</b>	Absolute NNN Ground Lease
<b>BUILDING SIZE:</b>	±4,336 SF
<b>LAND SIZE:</b>	±1.00 AC
<b>YEAR BUILT:</b>	2026 (New Construction)
<b>RENT COMMENCEMENT:</b>	June 5, 2026
<b>LEASE EXPIRATION:</b>	June 4, 2046
<b>LEASE TERM:</b>	20 years
<b>OPTIONS:</b>	Four (4) five (5) year options
<b>RENT ADJUSTMENT:</b>	10% increases every 5 years
<b>APN:</b>	3001-141-010
<b>LANDLORD RESPONSIBILITIES:</b>	None

<b>CURRENT NOI</b>	<b>PRICE</b>	<b>CAP</b>
<b>\$150,499</b>	<b>\$3,909,088</b>	<b>3.85%</b>

## RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$12,541.66	\$150,499.92	N/A	3.85%
Primary	6-10	\$13,795.83	\$165,549.96	10%	4.24%
Primary	11-15	\$15,175.41	\$182,104.92	10%	4.66%
Primary	16-20	\$16,692.95	\$200,315.40	10%	5.12%

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- **Strong Corporate Guaranty**
- **Absolute NNN Ground Lease**
- New Long Term 20 Year Lease
- 2026 Construction

## TENANT HIGHLIGHTS

- 43,000+ restaurants across over 100 countries
- One of the world's most recognized quick-service restaurant brands
- Serving about 70 million customers daily through dine-in, drive-thru, delivery, and mobile ordering
- [www.mcdonalds.com](http://www.mcdonalds.com)

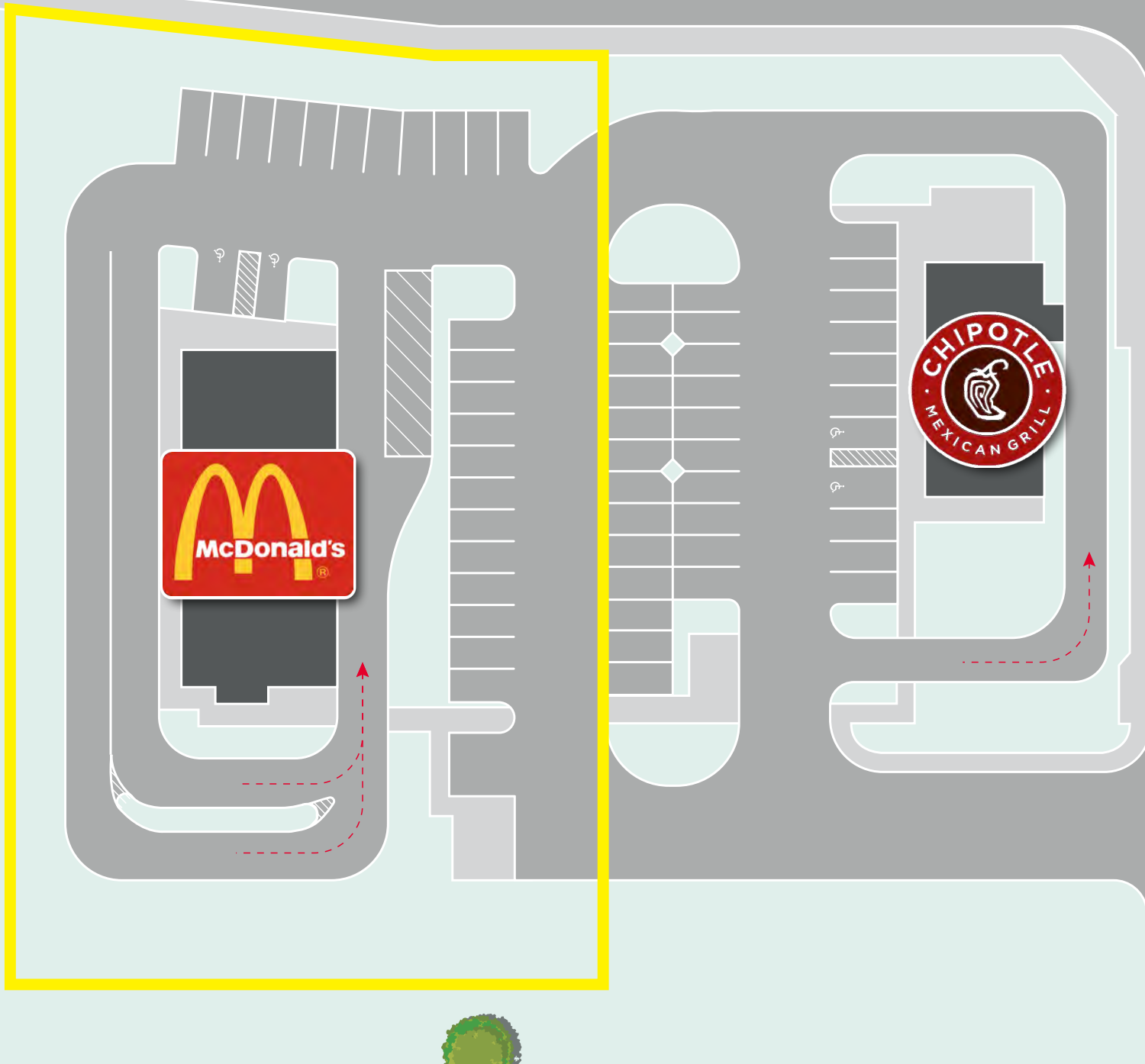
## LOCATION HIGHLIGHTS

- Approximately 15 minutes from Palmdale Regional Airport and U.S. Air Force Plant 42, a major aerospace hub home to Lockheed Martin's Skunk Works operations supporting advanced aircraft development
- Across from Rancho Vista Towne Center with national credit tenants such as Walmart, Starbucks, Chipotle and more
- Strong average household incomes over \$155,692 in a 1 mile radius
- Located along Rancho Vista Boulevard, a major E/W thoroughfare in West Palmdale, serving the established Rancho Vista residential community and a 5-mile trade area with ±112,622 residents



REPRESENTATIVE PHOTO

RANCHO VISTA BLVD.



**Walmart**  
Neighborhood Market

FUTURE RETAIL  
DEVELOPMENT



±19,688 VPD

TOWN CENTER DRIVE

FUTURE RETAIL  
DEVELOPMENT



**Palm Vista**  
SENIOR LIVING  
A Protea Senior Living Community

RANCHO VISTA BOULEVARD



AVEN

14

SIERRA HIGHWAY

10TH STREET

RANCHO VISTA BOULEVARD

Walmart Neighborhood Market

Jack in the box

Starbucks

Chipotle

AT&T

Dillard's JCPenney

CINEMARK

Kirkland's macy's SKY ZONE TRAMPOLINE PARK

OLD NAVY H&M Bath Body Works sears HOME SERVICES

CHIPOTLE Shell Arby's chili's Cane's Guitar Center

OUTBACK STEAKHOUSE RED LOBSTER Olive Garden M

CHASE FIREHOUSE SUBS carter's SportClips

Walmart SUPERCENTER

ASHLEY sam's club planet fitness

DOLLAR TREE Goodwill

HOBBY LOBBY KOHL'S

Auto Zone SONIC BUFFALO WILD WINGS SANTA BARBARA PANDA EXPRESS STARBUCKS WELLS FARGO



VONS ACE Hardware Chevron

BURGER KING Pollo Loco SUBWAY

ANTELOPE VALLEY COUNTRY CLUB

Michaels BevMo!

Applebee's TACO BELL

MATTRESS FIRM verizon JARED

BOB'S DISCOUNT FURNITURE DOLLAR TREE BURGER KING

TRADER JOE'S PETS MART

T.J. MAXX Panera BREAD

MERSHOPS ANTELOPE VALLEY MALL

THE HOME DEPOT Burlington coat factory

SUBWAY Jack in the box

LESLIE'S SWIMMING POOL SUPPLIES SHERWIN WILLIAMS

THE IDEA ACADEMY @ COTTONWOOD

DAVID G. MILLEN INTERMEDIATE

SUMMERWIND ELEMENTARY SCHOOL

PALMDALE DISCOVERY CENTER

HIGHLAND HIGH SCHOOL

Albertsons ups 7 ELEVEN

SUBWAY Sizzler

ALDI BEST BUY LOWE'S Home Improvement Warehouse Smart & Final ROSS DRESS FOR LESS

TARGET SPROUTS FARMERS MARKET PETCO Where the pets go.

five BELOW the Habit BURGER GRILL BARNES & NOBLE BOOKSELLERS HomeGoods

Starbucks McDonald's Five Guys Krissy Krissy jamba Chick-fil-c

REITLY AUTO PARTS FIVE GUYS KRISPY KREME jamba Chick-fil-c

OCOTILLO ELEMENTARY SCHOOL

Southwest HEALTHCARE PALMDALE REGIONAL MEDICAL CENTER





REPRESENTATIVE PHOTO

# TENANT OVERVIEW

McDonald's is one of the largest and most recognized quick-service restaurant brands in the world. Founded in 1940, the company has grown into a global foodservice leader with more than 43,000 restaurants across over 100 countries, serving approximately 70 million customers daily. McDonald's reported approximately \$25.9 billion in revenue for 2024 and remains publicly traded on the New York Stock Exchange under the ticker symbol "MCD." The company's real estate-backed franchise model is a major part of its long-term stability, with approximately 95% of restaurants operated by franchisees as of year-end 2024.

McDonald's offers a wide range of globally recognized menu items, including hamburgers, chicken sandwiches, breakfast items, fries, beverages, desserts, and McCafé products. The brand continues to invest in convenience-focused platforms such as drive-thru service, mobile ordering, digital loyalty, delivery, and restaurant modernization. With one of the strongest brand identities in the restaurant industry, McDonald's continues to serve as an essential daily-use tenant with broad consumer appeal and consistent traffic generation.

For more information please visit: [www.mcdonalds.com](http://www.mcdonalds.com)

- **HEADQUARTERS: CHICAGO, IL**
- **NASDAQ SYMBOL: MCD**
- **MARKET CAP: \$25.9 BILLION**
- **RESTAURANTS: 43,000+ WORLDWIDE**
- **FOUNDED: 1940**





# 03

## MARKET

AREA OVERVIEW  
AREA DEMOGRAPHICS

REPRESENTATIVE PHOTO

# AREA OVERVIEW - PALMDALE, CA

Palmdale, California, is a growing city in northern Los Angeles County and one of the primary communities within the Antelope Valley. Situated approximately 60 miles north of Downtown Los Angeles, Palmdale offers residents and visitors a unique combination of Southern California access, high-desert scenery, suburban growth, and a strong aerospace legacy. The city has grown into a major regional hub with more than 166,000 residents and serves as an important residential, commercial, and employment center for the surrounding Antelope Valley region.

Originally established as a small agricultural settlement, Palmdale experienced major transformation in the mid-20th century as aerospace and defense activity expanded throughout the region. The city became incorporated in 1962 as the Antelope Valley's first city, and its economy has long been shaped by nearby U.S. Air Force Plant 42, Edwards Air Force Base, and major aerospace employers. This aerospace heritage remains one of Palmdale's defining characteristics and has helped position the city as a center for advanced manufacturing, defense, aviation, and related industries.

One of the most notable landmarks in Palmdale is Joe Davies Heritage Airpark, a family-friendly destination that highlights the city's rich aviation history and the significance of U.S. Air Force Plant 42. The area also benefits from nearby attractions such as Blackbird Airpark, the Palmdale Amphitheater,

DryTown Water Park, hiking trails, parks, golf, public art, and access to the broader natural beauty of the Antelope Valley. These amenities contribute to Palmdale's identity as both a residential community and a regional destination for recreation, history, and outdoor activity.

Today, Palmdale continues to balance its historic aerospace roots with steady residential and commercial growth. The city offers a comfortable suburban environment, access to major transportation corridors, and a growing base of retail, service, education, healthcare, and employment amenities. With its location in northern Los Angeles County, expanding population base, and continued role as a gateway to the Antelope Valley, Palmdale remains a significant market within Southern California's high-desert region.



# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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## POPULATION GROWTH

2025	11,107	44,676	112,622
2030	10,854	44,898	112,405
Daytime Population	6,965	34,738	100,731

## AVERAGE HH INCOME

2025	\$155,692	\$148,731	\$128,154
2030	\$175,111	\$167,093	\$145,390

# PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets



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