

CARL'S JR.

OFFERING MEMORANDUM

3387 South 5600 West, West Valley City, UT 84120



NEWMARK
MW MOUNTAIN WEST

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EXECUTIVE SUMMARY

PURCHASE PRICE

\$2,700,000

CAP RATE

5.83%

NOI

\$157,410

TENANT TRADE NAME

Carl's Jr

LEASE GUARANTOR

CKE Restaurants (Corporate)

COMMENCEMENT DATE

7/22/11

LEASE EXPIRATION

6/30/31

LEASE TYPE

ABSOLUTE NNN LEASE

LEASE TERM

20 YEARS

EXTENSION OPTIONS

FOUR; 5-YEAR

**PROPERTY TAXES,
INSURANCE, UTILITIES,
MAINTENANCE**

TENANT RESPONSIBLE

- Absolute NNN Lease with No Landlord Responsibilities
- Strong Corporate Guarantee of 3,800 Locations
- Nearby Tenants Include Walmart Supercenter, Home Depot, Marshalls, Burlington, and Ross.
- Traffic Counts of 32,876 Vehicles Daily
- 15 Minutes to Salt Lake City International Airport

RENT SCHEDULE

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT
INITIAL TERM	YEAR 1	YEAR 5	\$ 10,848.33	\$ 130,180.00
INITIAL TERM	YEAR 6	YEAR 10	\$ 11,933.17	\$ 143,198.00
INITIAL TERM	YEAR 11	YEAR 15	\$ 13,126.48	\$ 157,517.80
INITIAL TERM	YEAR 16	YEAR 20	\$ 14,439.13	\$ 173,269.58
OPTION 1	YEAR 21	YEAR 25	\$ 15,883.04	\$ 190,596.54
OPTION 2	YEAR 26	YEAR 30	\$ 17,471.35	\$ 209,656.19
OPTION 3	YEAR 31	YEAR 35	\$ 19,218.48	\$ 230,621.81
OPTION 4	YEAR 36	YEAR 40	\$ 21,140.33	\$ 253,683.99

PROPERTY FEATURES

LOCATION:

Located near intersection of 5600 W & 3500 S

LAND AREA:

Consists of 1.22 acres of land area.

BUILDING AREA:

The subject property consists of 1 retail building approximately 3,698 SF of gross leasable area.

YEAR BUILT:

1998

FRONTAGE & ACCESS:

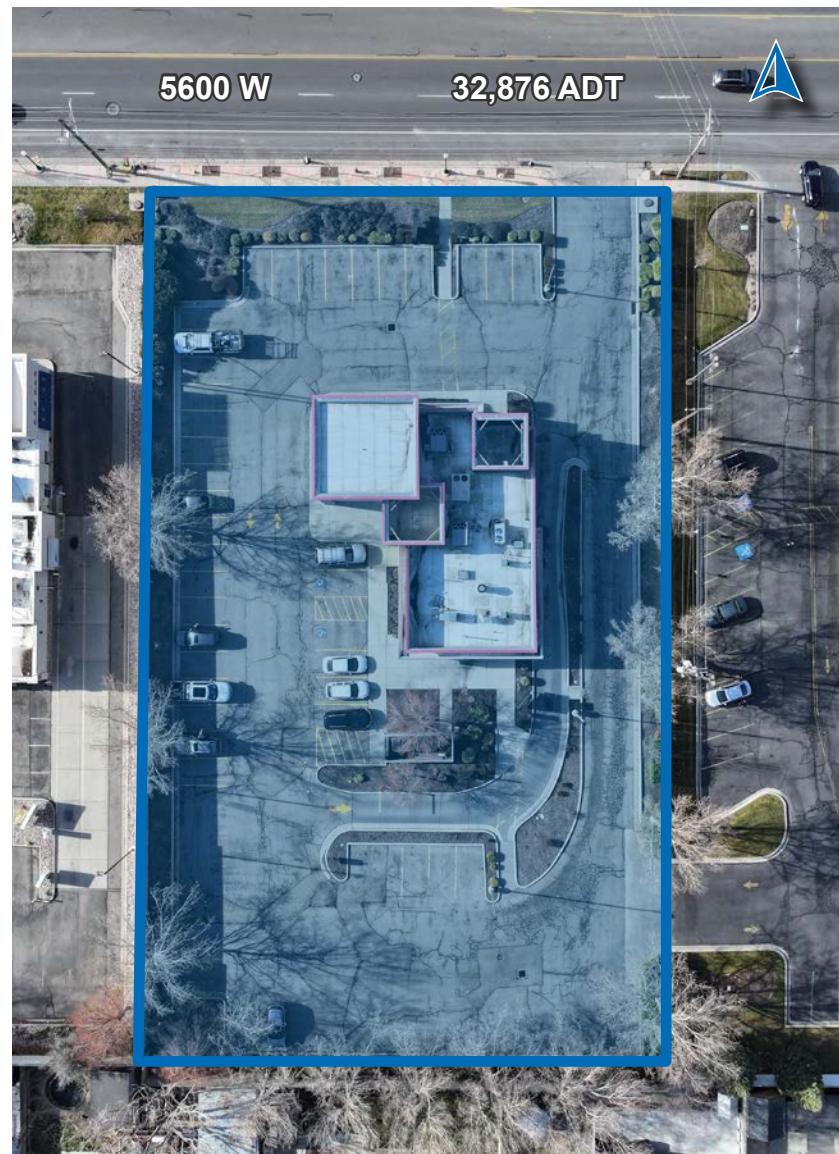
30 Ft on S 5600 W

TRAFFIC COUNTS:

5600 W – 32,876 ADT

LAND OVERVIEW

APN #	ACRES	SF
14-25-351-005-0000 &		
14-25-351-004-0000	1.22	53,143



INTERIOR PHOTOS

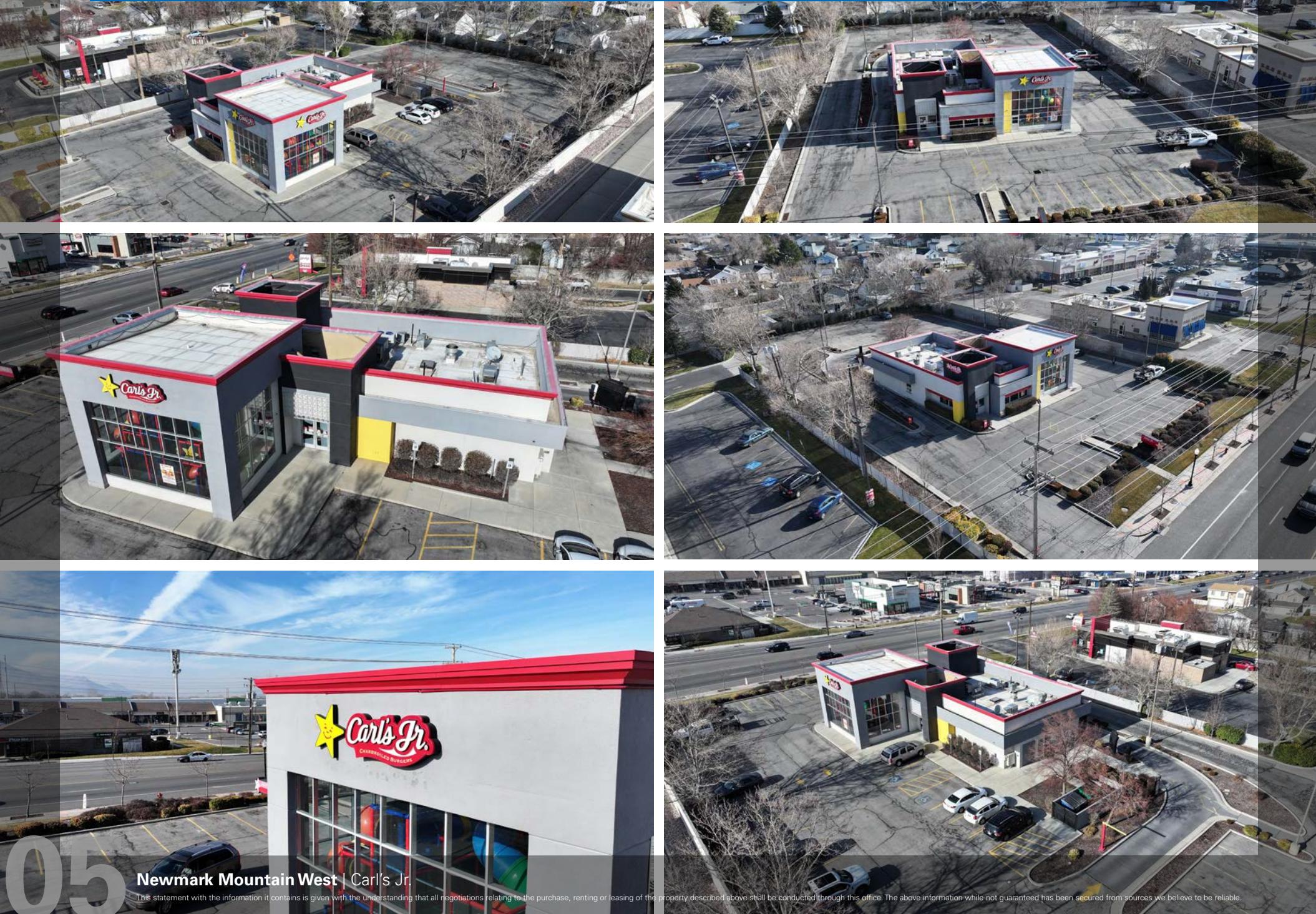


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Newmark Mountain West | Carl's Jr.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

EXTERIOR PHOTOS

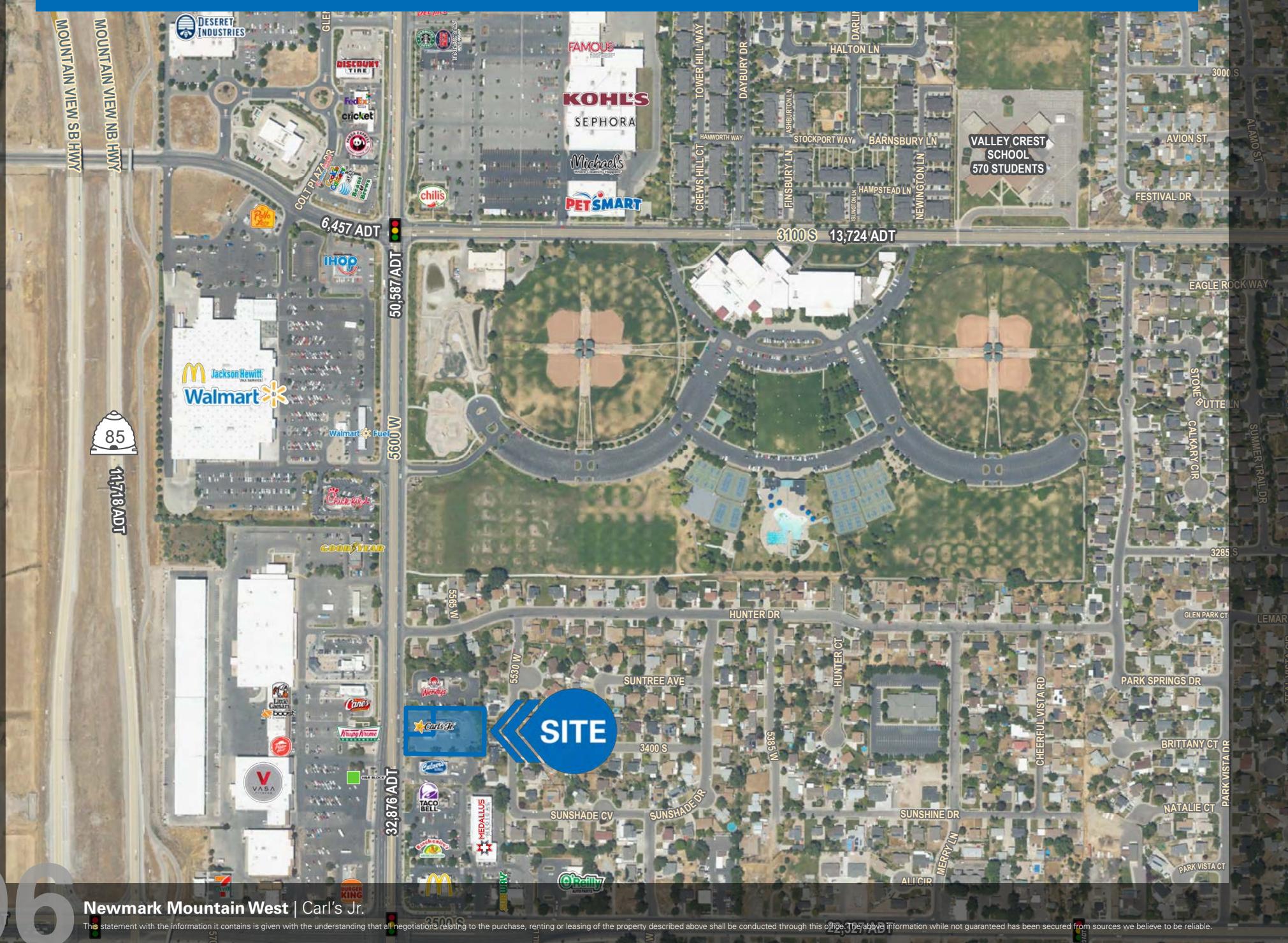


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SURROUNDING RETAIL



NORTH-WEST FACING



0

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SOUTH-EAST FACING



LOCATION

09

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COUNTY SNAPSHOT

SALT LAKE COUNTY

Salt Lake County has seen significant population growth, which complements its economic expansion. Salt Lake County is home to the University of Utah, Westminster College and Salt Lake Community College. The headquarters of The Church of Jesus Christ of Latter-day Saints is located in downtown Salt Lake City, drawing visitors from all over the globe. Companies and people are drawn to Salt Lake County for its strong job market, quality of life, proximity to outdoor recreation, and abundant amenities. Salt Lake City hosted the Winter Olympics in

2022 and is scheduled to host the games again in 2034, becoming just the fifth city to host the Winter Olympics twice. Salt Lake County has an excellent mass transit system, including commuter rail, light rail, streetcar and busses. This system brings employees and visitors into the county from all over the Wasatch Front. Several professional sports teams call Salt Lake County home, including the Utah Jazz of the NBA, the Utah Mammoth of the NHL, Real Salt Lake of MLS and the Salt Lake Bees, the Triple-A affiliate of the Los Angeles Angels.



TENANT PROFILE



Carl Karcher Enterprises Inc. (CKE Restaurants), With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,800 franchised or company-operated restaurants in 44 states and 43 foreign countries and U.S. territories.

OF LOCATIONS: 3,800

HEADQUARTERS: Franklin, Tennessee

YEAR FOUNDED: 1966



2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,619	112,506	240,886
2030 EST. POPULATION	15,643	105,862	229,008
EST. HOUSEHOLDS	4,706	32,071	72,071
EST. AVERAGE HOUSEHOLD INCOME	\$123,579	\$114,901	\$112,129
EST. MEDIAN HOUSEHOLD INCOME	\$104,041	\$98,496	\$95,892



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



25,823
TRANSACTIONS COMPLETED



227.6+
MILLION
SF TRANSACTED



\$28.0+
BILLION
TRANSACTIONS COMPLETED



277,509
ACRES TRANSACTED



\$8.5+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 3387 S 5600 W, West Valley City, UT, 84120. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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