

LARA THE REALTOR

# Drive-Thru NNN Investment



## PROPERTY DESCRIPTION

Don't miss this exceptional chance to own a drive-thru restaurant investment in the thriving city of Montclair. This well-maintained property features a modern building with a drive-thru lane, ample parking, and inviting outdoor patio seating — all in excellent condition.

Currently leased to a highly stable local operator with multiple successful locations, this property offers a true hands-free investment: the tenant is responsible for all maintenance, while the landlord simply collects rent.

A solid long-term tenant, prime drive-thru setup, and unbeatable location make this property an ideal 1031 exchange or long-term income investment opportunity.

Contact us for more info.



626-238-8968



laratherealtor@gmail.com



## PROPERTY HIGHLIGHTS

Property Type: Retail  
Building Size: 2,783 SF  
Lot Size: 27,443.00 SF  
Year Built: 1998  
Zoning: C3  
Parking: 30 Spaces

Featured with Drive-thru  
and outdoor dinning area.



## INVESTMENT HIGHLIGHTS

Tenant: Clyde's Hot Chicken (local operator with three locations)  
Lease Expiration: Dec 31, 2027, with four additional 5-year options.  
Lease Type: Net Lease  
Current Rent: \$9,845/mo (until Dec 31, 2027)  
Option Rent:  
January 1, 2028 \$10,830.00 per month  
January 1, 2033 \$11,912.00 per month  
January 1, 2038 \$13,104.00 per month  
January 1, 2043 \$14,414.00 per month

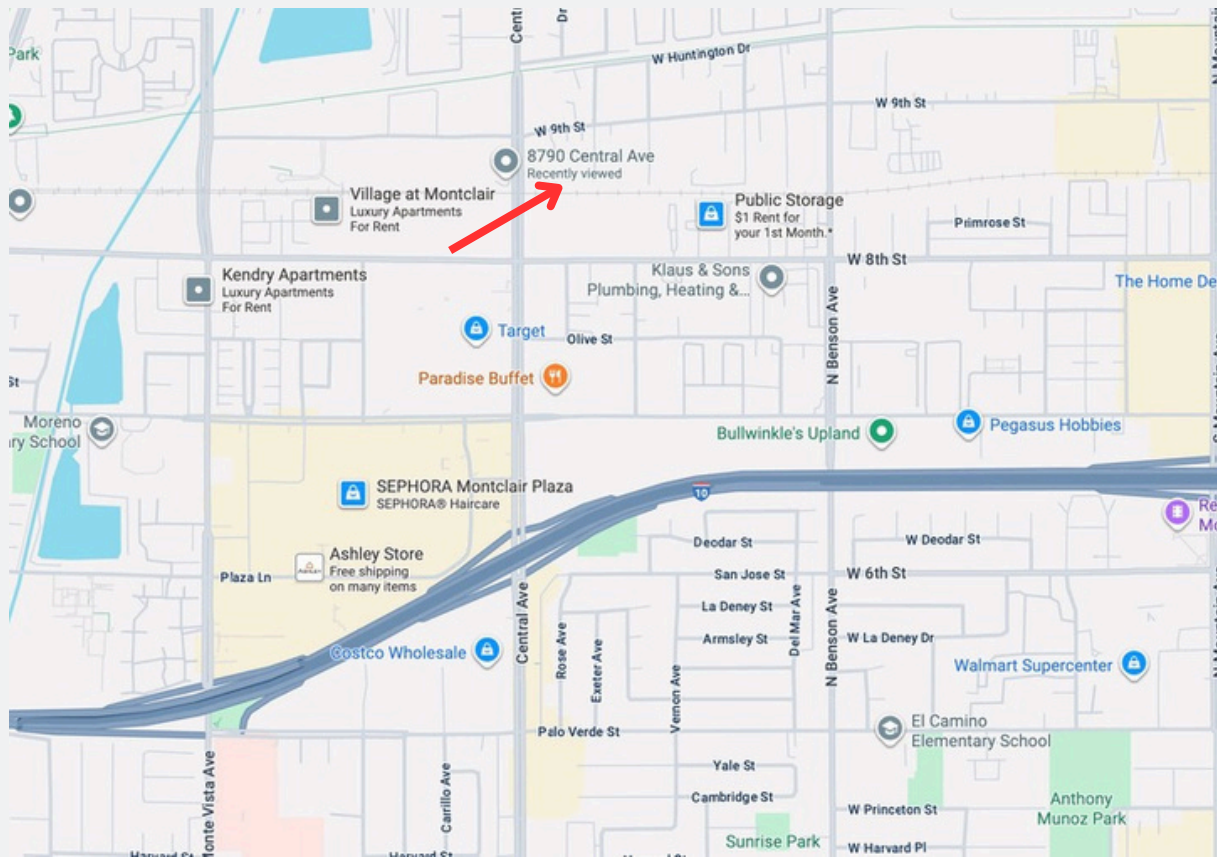






Featuring a spotless,  
fully equipped  
kitchen designed  
for seamless  
workflow and  
efficiency.





Ideally located in Montclair's busiest commercial corridor, surrounded by major national retailers including Best Buy, Target, Montclair Plaza, and Costco, this property enjoys unbeatable visibility and consistent traffic.



**A solid long-term tenant, prime drive-thru setup, and unbeatable location make this property an ideal 1031 exchange or long-term income investment opportunity.**

**Contact Us Today for More Details!**



Lara Liu  
626-238-8968  
laratherealtor@gmail.com  
DRE: 02028481  
CBD Investment Inc