



Black Bear Diner

LONG-TERM ABSOLUTE NNN LEASE WITH 10% RENTAL INCREASES EVERY 5 YEARS
OUTPARCEL TO CHICO MARKETPLACE – ~4.5M ANNUAL VISITORS PER PLACER.AI

CHICO, CA



CP PARTNERS
COMMERCIAL REAL ESTATE



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546

Copyright ©2024 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

SACRAMENTO
88.2 MILES



Located in
northern
Sacramento
Valley

34,610

COMBINED VEHICLES PER
DAY AT THE INTERSECTION

88.2 miles

TO DOWNTOWN
SACRAMENTO

34,610 VPD

Black Bear Diner

1990 E 20TH ST, CHICO, CA 95928 [↗](#)

\$3,347,000

PRICE

6.00%

CAP RATE

NOI	\$200,808
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	6,085 SF
PARCEL SIZE	0.55 AC



Newly renovated casual dining restaurant leased to experienced national chain operator

An absolute NNN Black Bear Diner with 15 years remaining in the primary term of the lease which features 10% rental increases every 5 years and three, 5-year options to extend the lease term. The subject property is a **prominent outparcel of Chico Marketplace** – a **585,000+ SF shopping center** generating **~4.5M annual visitors** per Placer.ai.

The Offering

- An absolute NNN single-tenant Black Bear Diner in Chico
- 15 years remaining in the primary term with three, 5-year options to extend the lease
- 10% rental increases during the primary term and option periods provide investors with a hedge against inflation
- Lease features a corporate guaranty from tenant's parent company and personal guaranty from the founder

Guarantor Background

- Elite Diners, LLC operates 27 restaurants including 16 Black Bear Diners, 7 Popeyes, 3 Sonics, and 1 Dairy Queen
- The partners each have 25+ years of experience in the restaurant industry as national chain operators

Chico Marketplace

- The subject property is a prominent outparcel of Chico Marketplace – a 585,000+ SF shopping center generating ~4.5M annual visitors per Placer.ai
- Prominent national retailers at the center include JCPenney, Home Goods, Dick's Sporting Goods, Petco, Burlington, and Chipotle
- Directly across from the center is a high performing Target – top 18% in the country per Placer.ai

Traffic Counts & Demographics

- Ideal positioning on the signalized, hard corner intersection of 20th Street & Forest Avenue – 34,610 VPD
- Strong residential demographics – 97,522 residents and average household incomes of \$87,058 within a 5-mile radius of the subject property



		CURRENT
Price		\$3,347,000
Capitalization Rate		6.00%
Building Size (SF)		6,085
Lot Size (AC)		0.55
Stabilized Income	\$/SF	
Scheduled Rent	\$33.00	\$200,808
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$200,808

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CP Partners and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Black Bear Diner
Lease Guaranty	Personal*
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	10/20/2022
Options	3, 5-Year
Year Renovated	2022
<i>*Ask Agent for more details</i>	
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Black Bear Diner	6,085	10/20/2022	8/31/2029	\$200,808	\$16,734	\$200,808	\$2.75	\$33.00
	<i>Increase</i>	11/1/2029	8/31/2034		\$18,407	\$220,889	\$3.03	\$36.30
	<i>Increase</i>	11/1/2034	8/31/2039		\$20,248	\$242,978	\$3.33	\$39.93
	Option 1	11/31/2039	8/31/2042		\$22,273	\$267,275	\$3.66	\$43.92
	Option 2	11/31/2044	8/31/2047		\$24,500	\$294,003	\$4.03	\$48.32
	Option 3	11/31/2049	8/31/2052		\$26,950	\$323,403	\$4.43	\$53.15
TOTALS:	6,085			\$200,808	\$16,734	\$200,808	\$2.75	\$33.00

LEGEND

Property Boundary

6,085 Rentable SF

.55 AC Parcel Size

Egress



A fast-growing, community-oriented, family dining concept



140+

LOCATIONS ACROSS
14 STATES

\$435 Million

SYSTEM-WIDE SALES
IN 2023

6%

SALES GROWTH
IN FY 2023



About The Operator

- Elite Diners, LLC operates 27 restaurants including 16 Black Bear Diners, 7 Popeyes, 3 Sonics, and 1 Dairy Queen
- The partners each have 25+ years of experience in the restaurant industry as national chain operators

About Black Bear Diner

- Founded in 1995 in Mt. Shasta, California, by Bruce Dean and Bob Manley, Black Bear Diner opened its first franchised location in 2002
- Within just four years, the company celebrated the grand opening of its 30th location, achieving sales over \$50 million
- Black Bear Diner continues expanding its footprint and now has over 140 locations across 14 states
- In 2023, Black Bear Diner generated \$435 million in system-wide sales, a \$26 million increase from the previous year
- For five consecutive years, Black Bear Diner has been ranked on *Entrepreneur's* Franchise 500 as one of the top 10 fastest-growing chains

[Tenant Website](#) 

Subject property is a pad to **Chico Marketplace**, a 585,000+ SF shopping mall (~4.5M annual visitors, per Placer.ai)



Top performing tenants include **Dick's Sporting Goods, JCPenney, Taco Bell, and Logan's Roadhouse, Panera Bread, and Carl's Jr.**



SACRAMENTO
88.2 MILES



BUTTE COLLEGE,
CHICO CAMPUS

99

GOLDEN STATE HIGHWAY

20TH STREET

34,610 VPD

FOREST AVENUE

ROSS
DRESS FOR LESS

JOANN

O'Reilly
AUTO PARTS

Raley's

ups

Ally's

DOLLAR TREE

MATTRESS FIRM

Papa Murphy's

Starbucks

BEST BUY

STAPLES

PET SMART

OLD NAVY

FAMOUS
Footwear

TILLY'S

SUPERCUTS

BR
baskin
tobbins

TOGO'S
TRUE TO SANDWICH

Starbucks

ANYTIME FITNESS

jiffy lube

LES SCHWAB

McDonald's

Jamba

Round Table
RESTAURANT

MATTRESS FIRM

Mechanics Bank

Miracle-Ear

Ford

Sinclair

TARGET

Walmart

DEL TACO

SUBJECT PROPERTY

Black Bear
Diner

Jack
in the box

BIG LOTS!

HOBBY LOBBY

BevMo!

SALLY BEAUTY

PLAY IT AGAIN
SPORTS

AT&T

See's CANDIES

SUBWAY

OXFORD
SUITES
CHICO

AspenDental

KFC

Krispy Kreme
DOUGHNUTS

IN-N-OUT
BURGER

WORLD MARKET

Office DEPOT

food maxx

Michael's

BARNES & NOBLE

ULTA

sleep & number

Ujitar Center

SILVER DOLLAR SPEEDWAY

vca
animal hospitals

TRACTOR SUPPLY CO.

FedEx

CYCLE GEAR

NAPA

funLand
Residence INN
COURTYARD
BY HARRIOTT

CHEVROLET

AAA

TBar

LOWE'S

TJ-maxx
BURGER KING
AMBER'S TIRE



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	8,200	58,328	97,522

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$69,809	\$85,407	\$87,058
Median	\$53,425	\$61,425	\$63,264

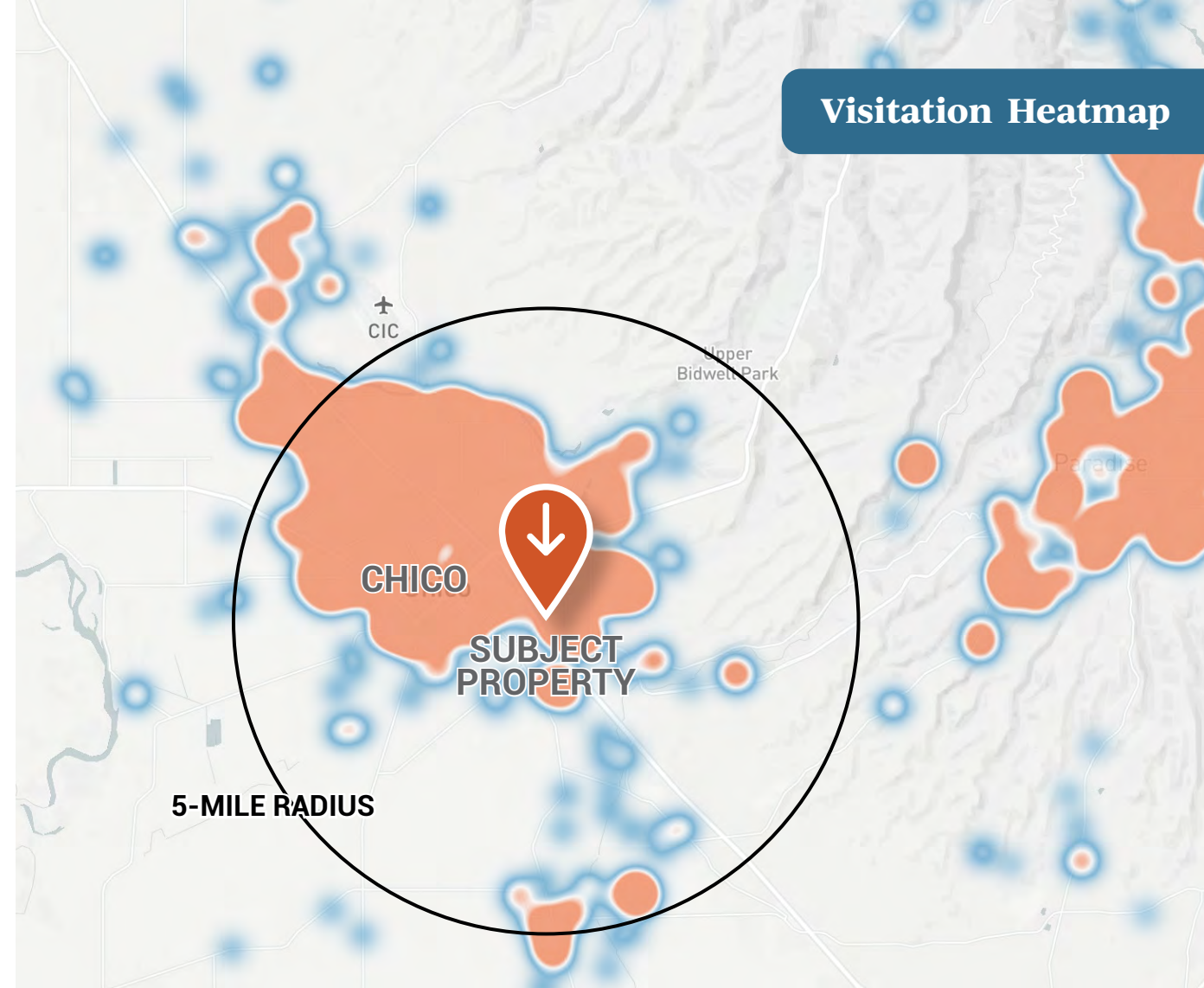
The subject property is ranked in the **top 20% of dining institutions nationwide** (in terms of visits in the past 12 months)

133.8K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

67 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Chico, CA

THE "CITY OF ROSES"



101,300

ESTIMATED POPULATION OF CHICO

\$9.106 B

CHICO MSA GDP

A blend of nature, cultural richness, and economic opportunity

- Chico is situated in the northern part of California's Sacramento Valley, approximately 90 miles north of Sacramento and 70 miles south of Redding
- Much of the local economy is driven by the presence of California State University, Chico
- In the last two decades, Chico has emerged as a regional retail shopping destination, with its downtown area boasting a large range of commerce and service industries
- Sierra Nevada Brewing Company, the second-largest craft brewer in the country, is also based in Chico
- The city is accessible by major highways, including Interstate 5 and State Route 99, additionally the area is serviced by the Chico Area Transit System (CATS) bus system and Amtrak rail
- Chico's historic downtown district is known for its charming architecture, boutique shops, restaurants, and cafes



Ranked in the Top 20 of the *US News & World Report's* 2024 “Overall Rank – Regional Universities (West)” list at No. 15

- CSU Chico has one of the highest 4-year graduation rates in the CSU system and lowest average student debt amounts in the country
- Founded in 1887, CSU Chico is the second oldest California State University campus and sixth oldest public college in the state
- Chico State includes the main campus (132 acres), the university farm (800 acres), and the ecological reserves (4,043 acres)
- Chico State has 7 colleges, 5 schools, and 22 centers and institutes
- Chico State competes in NCAA Division II athletics as a member of the California Collegiate Athletic Association (CCAA). The university's teams, known as the Wildcats, participate in a variety of sports, including basketball, soccer, track and field, and cross country.



Top 10 U.S. Public University
in the West



Top 7% of Best Colleges



A Top College for Educational
Quality & Value

385+

TOTAL DEGREE
PROGRAMS

~13,999

NUMBER OF STUDENTS
ENROLLED 2023

1887

YEAR
FOUNDED



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

RYAN SCHULTEN
rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546

 **SACRAMENTO**
88.2 MILES