



MONARCH
COMMERCIAL ADVISORS

ABSOLUTE NNN EL FORASTERO DRIVE THRU

YUBA CITY, CALIFORNIA

Regional Operator Capturing 49,941 VPD



17-unit regional operator situated on Yuba City's main East/West thoroughfare (49K VPD) featuring many national tenants including Target, Foodmaxx, Hobby Lobby, McDonald's, Ross, Starbucks, Walgreens, and many more.



Absolute NNN Lease: Passive, Management-Free Income

The property is secured by an absolute triple-net (NNN) lease, providing a truly passive investment with no landlord responsibilities. The tenant is responsible for all operating expenses, including maintenance, taxes, insurance, and a built-in management fee that flows directly to ownership. This structure delivers predictable, hands-off cash flow and is well suited for investors seeking long-term stability with minimal oversight.

Growing Regional Brand with Expansion Momentum

El Forastero is an established and expanding quick-service Mexican concept with 17 locations across the West Coast, known for strong unit-level performance and a loyal customer base. This location represents the brand's entry into Sutter County, signaling confidence in the market and marking the beginning of further regional expansion. With a proven operating model and continued growth trajectory, the tenant is well positioned for long-term occupancy, enhancing both income durability and future resale appeal.

Prime Visibility Along Yuba City's Primary Retail Corridor

The property is strategically located along Highway 20, the main east-west arterial through Yuba City and one of the area's most heavily trafficked retail corridors. Surrounded by dense residential neighborhoods and national retailers, the site benefits from strong daily traffic and excellent visibility. This irreplaceable positioning within a core retail corridor supports consistent customer demand and reinforces the long-term viability of the asset.



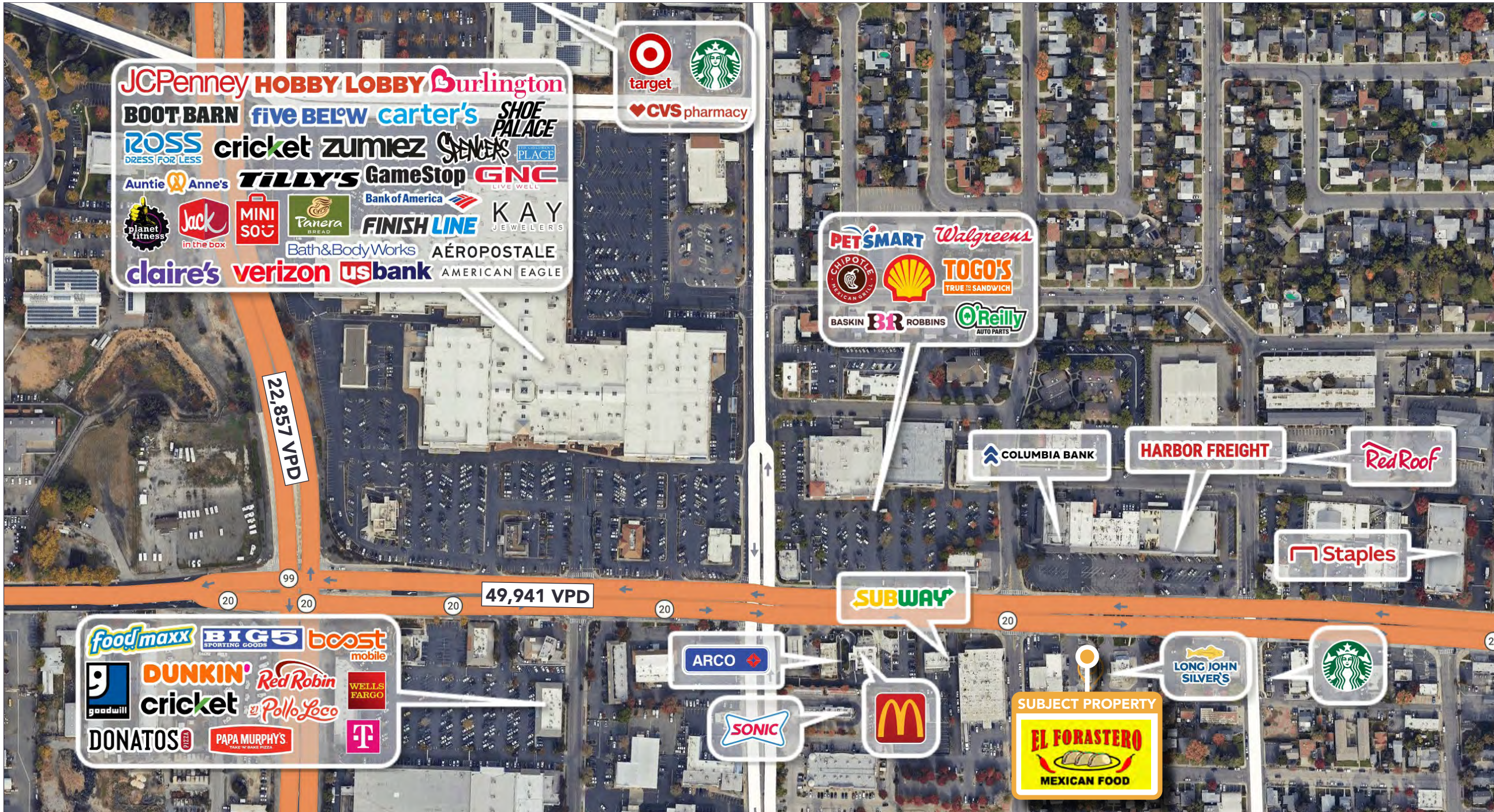
04 SURROUNDING TOP PERFORMERS



The retail corridor at the junction of Highway 99 and Highway 20 features several nationally recognized retailers generating strong annual credit card sales relative to their brands. These top-performing tenants reflect the area’s strong customer traffic and reinforce its position as a premier retail destination for the surrounding communities. Data sourced from Center Check.

	\$70M	IN CREDIT CARD SALES FOR FISCAL YEAR 2025
	\$18M	IN CREDIT CARD SALES FOR FISCAL YEAR 2025
	\$14M	IN CREDIT CARD SALES FOR FISCAL YEAR 2025
	\$6.7M	IN CREDIT CARD SALES FOR FISCAL YEAR 2025
	\$4.6M	IN CREDIT CARD SALES FOR FISCAL YEAR 2025







		CURRENT
Price		\$2,250,000
Capitalization Rate		6.00%
Price/SF		\$799
Approx Building Size (SF)		2,816
Lot Size (AC)		0.35
Stabilized Income	\$/SF	
Scheduled Rent	\$47.94	\$135,000
Expenses	\$/SF	
Taxes	ABS NNN	\$0.00
Insurance	ABS NNN	\$0.00
CAM	ABS NNN	\$0.00
Total Operating Expenses	ABS NNN	\$0.00
Net Operating Income		\$135,000

FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

Absolute Triple Net Lease

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

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
El Forastero	2,816	6/1/26	5/31/36	\$11,250	\$135,000	\$4.00	\$47.94
(El Forastero Mexican Food LLC, a California limited liability company)	Increase	6/1/31	5/31/36	\$12,375	\$148,500		
	Option 1	6/1/36	5/31/41	\$13,613	\$163,350		
	Option 2	6/1/41	5/31/46	\$14,986	\$179,835		
(2 - 5 Year Options)							
TOTALS:	2,816			\$11,250	\$135,000	\$4.00	\$47.94



17

LOCATIONS ACROSS
CALIFORNIA & NEVADA

2007

YEAR
FOUNDED

24/7

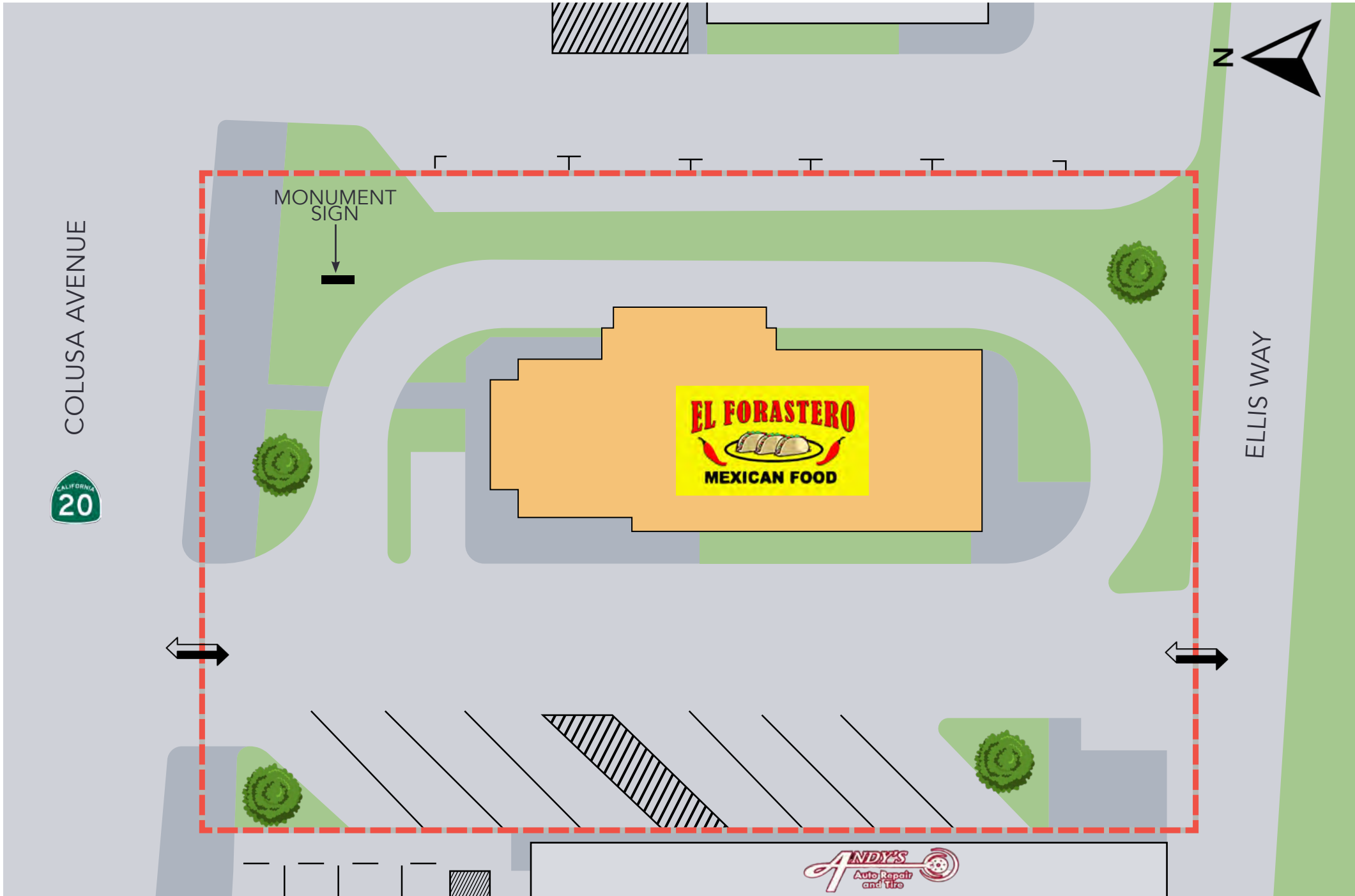
OPERATES 24 HOURS A
DAY, 7 DAYS A WEEK



EL FORASTERO

El Forastero Mexican Food is a **fast-casual Mexican restaurant chain** known for serving authentic, made-to-order favorites such as tacos, burritos, enchiladas, quesadillas, and loaded fries. Founded in 2007 by the Davila brothers in the Sacramento area, the brand has grown steadily and now operates **more than 17 locations across Northern California and Nevada**. Each El Forastero location is designed for convenience and accessibility, operating 24 hours a day, 7 days a week and offering drive-thru, dine-in, and takeout service. The concept also **supports online ordering, delivery, and catering**, allowing customers multiple ways to enjoy its menu of classic Mexican comfort food.

The concept focuses on bold **flavors, generous portions, and a diverse menu of traditional Mexican comfort food** prepared fresh daily. Signature offerings such as carne asada burritos, street tacos, and specialty fries have helped the brand develop a **loyal regional following**. With its expanding footprint and convenient service model, El Forastero continues to build a strong reputation as a dependable neighborhood destination for classic Mexican cuisine.



PROPERTY DATA

2,816
Rentable SF

0.35
Acres

8
Parking Spaces

LEGEND

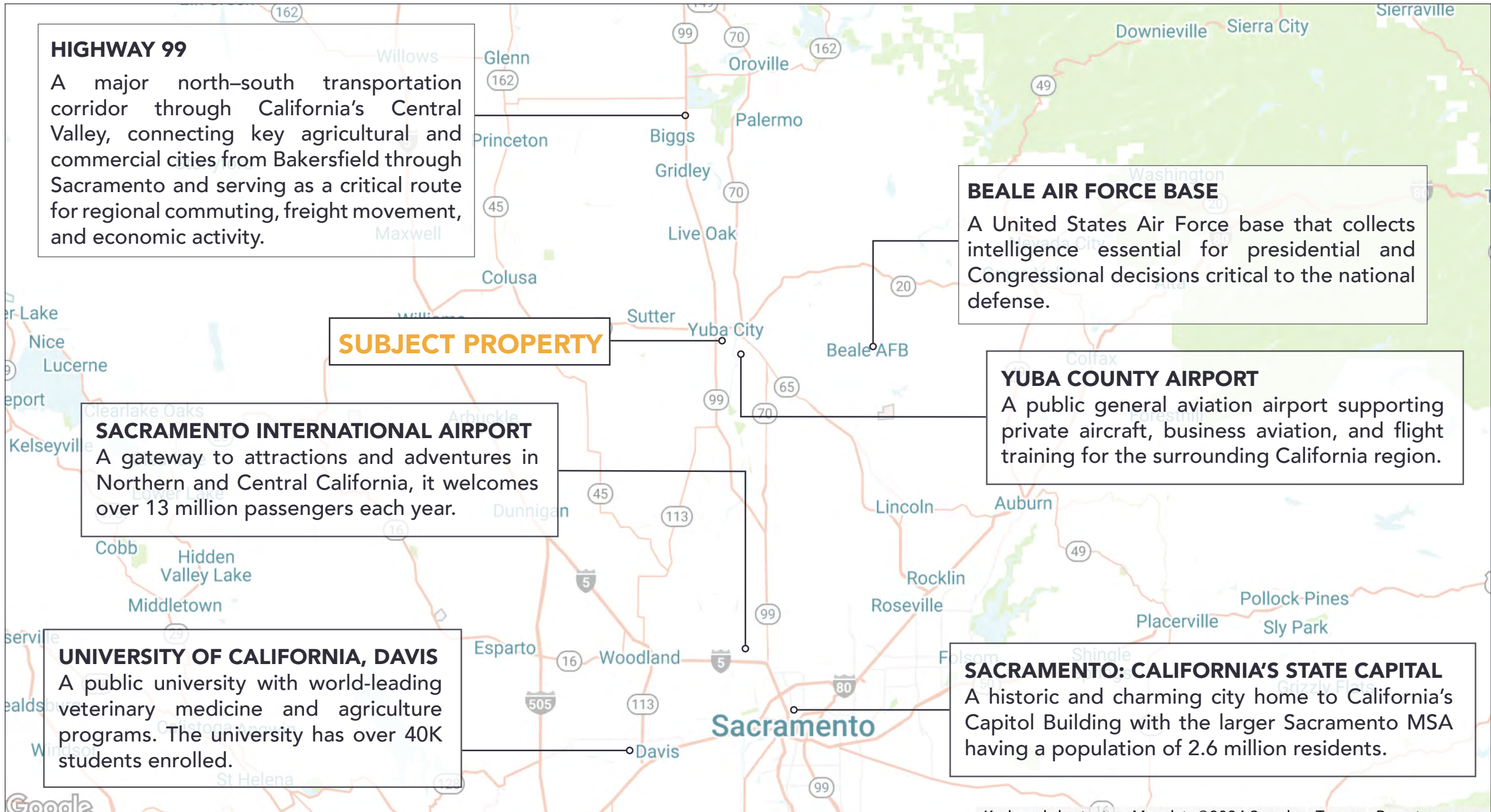


Property Boundary



Egress









YUBA CITY, CA, IN FOCUS

A REGIONAL HUB IN THE SACRAMENTO VALLEY



DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	16,320	78,945	113,451	54,217
Average HH Income	\$72,760	\$101,052	\$101,951	\$103,854
Median HH Income	\$57,981	\$78,584	\$80,437	\$81,713
Total Employees	12,095	30,405	34,514	39,611

AGRICULTURE, ACCESS, AND COMMUNITY

Yuba City, California, is a growing community located in Sutter County in Northern California’s Sacramento Valley. With a population of roughly 70,000 residents, Yuba City serves as the primary commercial and service center for the surrounding agricultural region. The city benefits from strong regional connectivity via State Routes 20 and 99, providing direct access to Sacramento and major transportation corridors in California.

The local economy is deeply rooted in agriculture and related industries, reflecting the broader productivity of the Sacramento Valley. The region is known for the cultivation of crops such as rice, almonds, walnuts, prunes, and peaches, along with food processing, distribution, and agricultural services that support local employment. Additionally, healthcare, retail, education, and government services play important roles in the area’s economic stability, serving a large regional population base.

Yuba City also benefits from a strong sense of community and cultural identity, highlighted by annual events. The city’s proximity to the Sacramento metropolitan area, combined with relatively affordable housing and expanding residential development, has made it an increasingly attractive location for commuters and families seeking access to regional employment while maintaining a more affordable cost of living. With its central location in the Sacramento Valley, strong agricultural foundation, and growing population base, Yuba City continues to serve as an important economic and community hub for Northern California.



THE SACRAMENTO VALLEY

2M+

NUMBER OF
RESIDENTS

\$5.8B

SACRAMENTO VALLEY
AGRICULTURE OUTPUT

\$189B

SACRAMENTO METRO
AREA ANNUAL GDP

1.5M

ACRES OF ACTIVE
FARMLAND

NORTHERN CALIFORNIA'S AGRICULTURAL CORE

The Sacramento Valley is the northern portion of California's Central Valley, stretching approximately 150 miles from Redding in the north to Sacramento in the south. The region is defined by its fertile soil, expansive farmland, and the Sacramento River, which serves as a vital water source for agriculture and communities. The valley encompasses several counties, including Sacramento, Yolo, Sutter, Yuba, Colusa, Glenn, Shasta, and Tehama, and supports a combined population of over 2 million residents.

The Sacramento Valley economy is deeply rooted in agriculture, making it one of the most productive farming regions in the United States. The area is known for large-scale production of rice, almonds, walnuts, prunes, tomatoes, and dairy, with food processing and distribution playing a major supporting role. In addition to agriculture, the southern portion of the valley, anchored by the City of Sacramento, benefits from a diversified economy driven by government, healthcare, education, logistics, and technology.

Strategically positioned along Interstate 5, the Sacramento Valley serves as a major north-south transportation corridor linking Northern and Southern California, as well as providing access to Oregon and the Pacific Northwest. The region also benefits from rail infrastructure, river ports, and proximity to major metropolitan markets. Combined with relatively affordable land, growing population centers, and strong agricultural output, the Sacramento Valley remains a foundational economic engine for Northern California and a critical contributor to the state's food supply and trade network.



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