



**Chevys Fresh Mex**

**1730 TRAVIS BLVD. | FAIRFIELD, CA 94533**

**CBRE**



INTERSTATE 80 212,000 CPD

FIVE GUYS  
BURGERS and FRIES  
PETSMART  
SPORTSMAN'S WAREHOUSE  
COLD STONE CREAMERY  
BARNES & NOBLE  
PartyCity verizon

SALLY BEAUTY SUPPLY  
PETCO Where the pets go.  
Michael's THE ART AND CRAFTS STORE  
ROSS DRESS FOR LESS  
TRADER JOE'S  
HOBBY LOBBY

SOLANO TOWN CENTER  
★ macy's  
BEST BUY jcp  
Foot Locker  
ULTA beauty  
See's CANDIES  
DICK'S SPORTING GOODS  
Bath & Body Works  
H&M

GameStop  
Panera BREAD  
PANDA EXPRESS  
WING STOP  
T-Mobile

Chevys  
FRESH MEX

THE ORIGINAL  
Moe's

DENTIST

RED LOBSTER  
FRESH FISH - LIVE COASTERS

Hilton Garden Inn

Chick-fil-A

I-80 FREEWAY  
OFF-RAMP

INTERSTATE 80 212,000 CPD

I-80 FREEWAY  
ON-RAMP

INTERSTATE 80 212,000 CPD

TRAVIS BLVD. - 28,799 CPD





CHEVYS FRESH MEX  
FREEWAY SIGNAGE



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# Investment Highlights

- Chevys Fresh Mex, a Mexican casual dining chain founded in 1986, is a **subsidiary of Xperience Restaurant Group (XRG)**. XRG is a leading casual and fine dining operator with brands including **El Torito, Sol Mexican Cocina, Las Brisas, Acapulco and more.**
- There are over **two (2.7) years remaining on the lease term**, plus two (2), five (5) year options.
- The lease provides for **10% rental increases at each option period.**
- The lease structure is **double net (NN), with some landlord responsibilities.** Tenant is responsible for HVAC, maintaining CAM, and payment of all taxes, utilities, and insurances.
- The subject property is **located on a large 1.72 AC lot**, which will be attractive to investors for potential redevelopment options in the future.
- There are **125,180 residents** located in the five (5) mile demographic ring, and **over 5,900 households** in the one (1) mile demographic ring.
- Chevys is located **directly adjacent to Interstate 80**, which reports **high traffic counts of 212,000 cars per day.** Chevys also has frontage on Travis Blvd., which reports traffic counts of 28,799 cars per day.
- Chevys is located in a vibrant retail location on Travis Blvd., which is **saturated with strip centers, QSRs, and other retail with tenants including Chick-fil-A, Panera Bread, PetSmart, Panda Express, Barnes & Noble and more.**
- Chevys is **adjacent to the 1 million square foot Solano Town Center Mall**, home to 134 stores and restaurants including **Tesla, Macy's, Dick's, Best Buy, Ulta, and more.**
- Fairfield is situated between the two largest metropolitan areas of Northern California. The subject property is located just **42 miles (40 minutes) from Sacramento, CA, and 46 miles (45 minutes) from San Francisco, CA.**
- Fairfield's most famous attraction is the Jelly Belly Factory, where the iconic candies are made in a rainbow of colors. **Nearly 500,000 visitors visit the factory annually, and it is located just 3 miles (8 minutes) from the subject property.**

## INVESTMENT SUMMARY

Offering Price.....	\$4,300,000
Cap Rate .....	6.65%
Current Annual Rent .....	\$286,000
Lease Structure .....	NN
Ownership.....	Fee Simple
Building GLA .....	7,520 SF
Lot Size .....	1.72 AC



# Tenant Overview

## About Chevys Fresh Mex

Good food, good times...that's what Chevys is famous for. Founded in 1986 by Warren Simmons when he opened the first restaurant in Alameda, CA – Chevys has always infused a fun, unique twist on a traditional dining experience. Where kids are entertained with dough balls, birthdays are celebrated with sombreros & sundaes, and dining comes with a show! Our tableside presentations set us apart from the rest, including the Flaming Fajitas, mouthwatering guacamole, flautas, and handcrafted margaritas... no one does them better. Chevys Fresh Mex offers our distinctive brand of Mexican flavor across the country at 23 locations spanning from California to Maryland.

Think California inspired, mesquite-fired flavor and farm fresh ingredients. Chevys creates your favorite Fresh Mex dishes from scratch, every day. We use only top-quality ingredients in our beloved recipes to create a one-of-a-kind fiesta of the senses that inspires celebration amongst food lovers, spice lovers and fun lovers. Resembling a Mexican border town café or cantina with newly renovated décor, Chevys Fresh Mex offers a variety of Mexican dishes, including traditional enchiladas, burritos and tacos, as well as mesquite grilled steak, seafood entrees and a variety of salads and desserts.

Chevys is a subsidiary of Xperience Restaurant Group (XRG), a leading casual and fine dining operator having iconic brands that serve unique experiences, great food, and unparalleled beverage offerings. Through its bold leadership, innovation, and brand development, XRG has transformed the U.S. Mexican dining landscape with its origination of Taco Tuesday, tableside presentations, and pioneering cocktail program. For over 65 years XRG's brands have become synonymous with being the best-in-category with recent accolades including Best Mexican Restaurants, Best Taco Tuesday, and Best Happy Hours in various media outlets throughout the country. XRG currently operates 68 restaurants. XRG concepts include Acapulco, Chevys Fresh Mex, El Torito, El Torito Grill, Las Brisas, Who Song & Larry's, Sinigual, SOL Cocina, Solita, Rio Mambo, The RIM Scratch Craft Eats and Cal Mex Cantina.



## CHEVYS FRESH MEX CORPORATE OVERVIEW

Type:	Subsidiary
Parent Company:	Xperience Restaurant Group (XRG)
Industry:	Restaurant
Locations:	23+
Corporate Headquarters:	Cypress, CA



# Property Overview

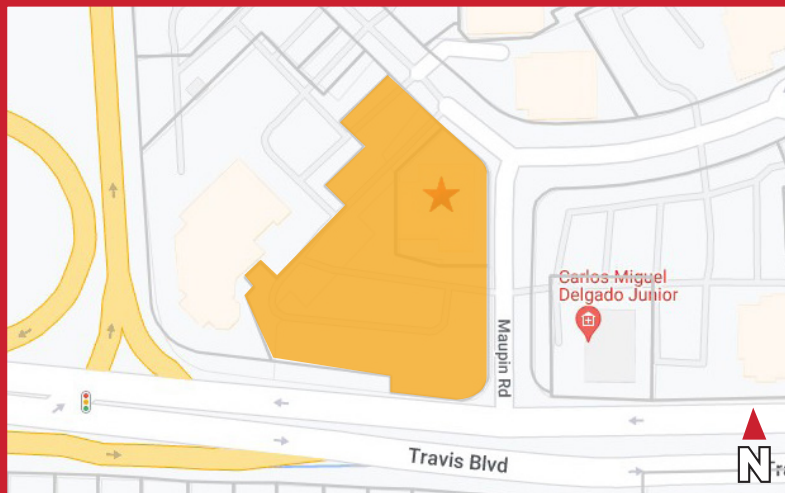








# Property Overview



## PROPERTY SUMMARY

**Price:** \$4,300,000

**Cap Rate:** 6.65%

**Address:** 1730 Travis Blvd.  
Fairfield, CA 94533

**Ownership:** Fee Simple

**Building GLA:** 7,520 SF

**Lot Size:** 1.72 AC

**Parking:** ~99 Spaces

**Year Built:** 1989 / 2017

**Parcel Numbers:** 0033-250-050,  
0033-250-040,  
0033-230-900

## LEASE SUMMARY

**Tenant:** FM RESTAURANTS CHEVYS OPCO, LLC (as successor-in-interest to RM Chevys, LLC, as successor-in-interest to Simmex Restaurants, Inc.)

**Date of Lease:** December 11, 1989 (as amended)

**Rent Commencement:** January 1, 1990

**Lease Expiration:** January 31, 2028

**Lease Term:** Original term: 20 years. Lease since extended multiple times.

**Term Remaining:** 2.7 years (as of 05/2025)

**Renewal Options:** 2 - 5 year options

**Current Annual Rent:** \$286,000

**Rental Increases:** 10% at each option

**Percentage Rent:** The amount by which 7% of gross sales exceeds annual rent

**Sales Reporting:** Store reports sales

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



## LEASE SUMMARY CONTINUED

Lease Structure:	NN - Some Landlord Responsibility
Roof:	Landlord
Structure:	Landlord
HVAC:	Tenant
Common Area:	Tenant
Parking:	Landlord
Property Taxes:	Tenant - Tenant to pay property taxes to Landlord prior to delinquency
Utilities:	Tenant - Tenant pays direct
Insurance:	Tenant - Tenant pays direct
Permitted Use:	The operation of a full-service restaurant with a full bar
Assignment & Subletting:	Tenant may be released from its obligations under the lease in the event of an assignment to an entity with a net worth of at least \$10M
ROFR:	Tenant does not have a ROFR

## RENT SCHEDULE

Lease Term	Start	End	Monthly	Annual	Rent/SF	Increase (%)
Current:	02/01/23	01/31/28	\$23,833.33	\$286,000.00	\$38.03	
Option 1:	02/01/28	01/31/33	\$26,216.67	\$314,600.00	\$41.84	10.00%
Option 2:	02/01/33	01/31/38	\$28,838.33	\$346,060.00	\$46.02	10.00%



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## ESTIMATED POPULATION

3 Mile .....	88,502
5 Mile .....	125,180
10 Mile .....	253,967

INDUSTRIAL & CAR  
DEALERSHIP CORRIDOR

Walmart  
SUPERCENTER



FAIRFIELD  
HIGH SCHOOL

AIR BASE PKWY - 45,938 CPD



DOVER ELEMENTARY  
SCHOOL



SUISUN VALLEY  
WINE REGION  
4 MILES (9 MINUTES)  
FROM SUBJECT PROPERTY

K I JONES  
ELEMENTARY SCHOOL



SULLIVAN LANGUAGE  
ELEMENTARY SCHOOL

N TEXAS ST. - 16,654 CPD



212,000 CPD

NORTHBAY HEALTH  
MEDICAL CENTER



ANNA KYLE  
ELEMENTARY SCHOOL

TRAVIS BLVD. - 28,799 CPD



Jelly  
Belly  
FACTORY  
3 MILES (8 MINUTES)  
FROM SUBJECT PROPERTY

FAIRVIEW  
ELEMENTARY SCHOOL

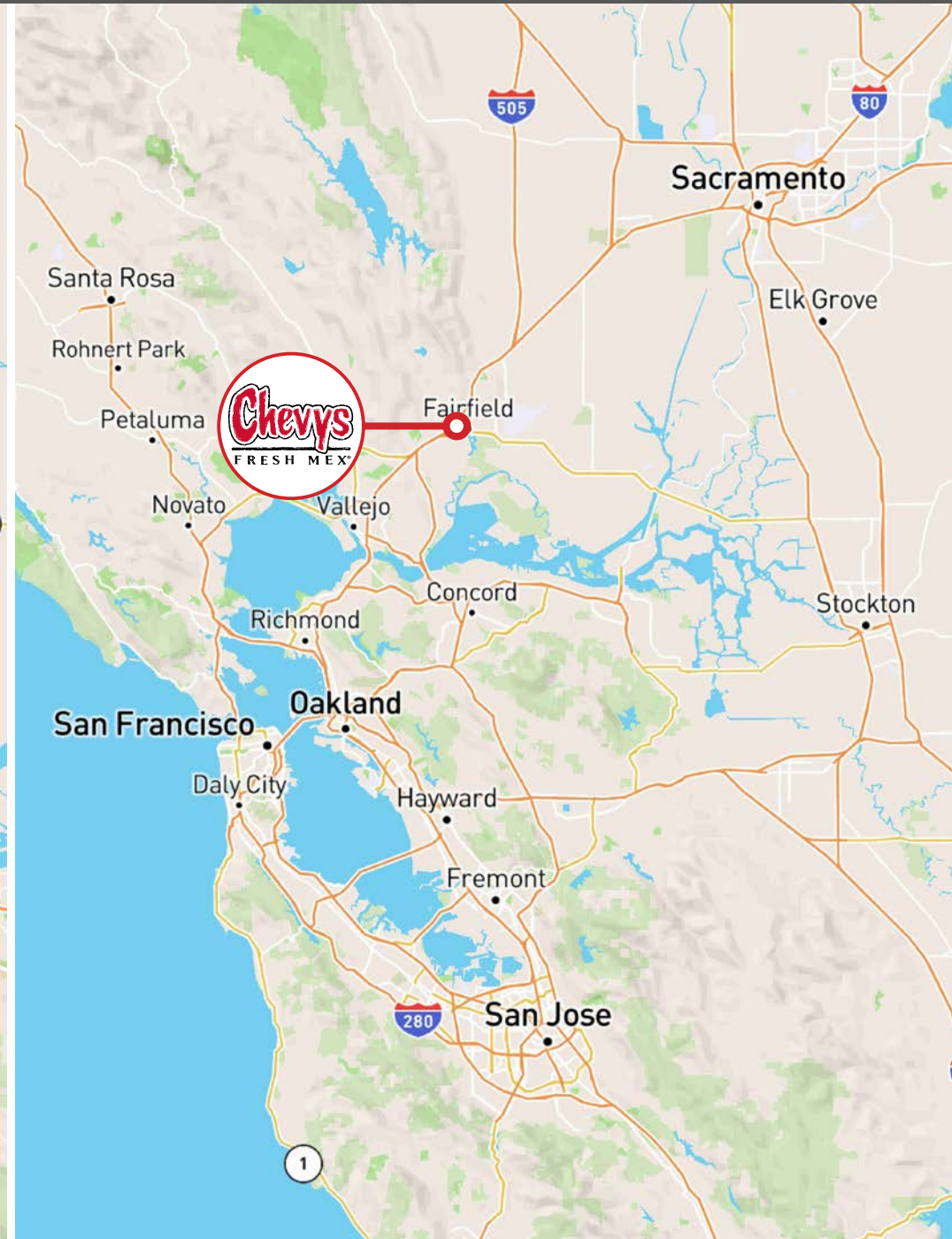
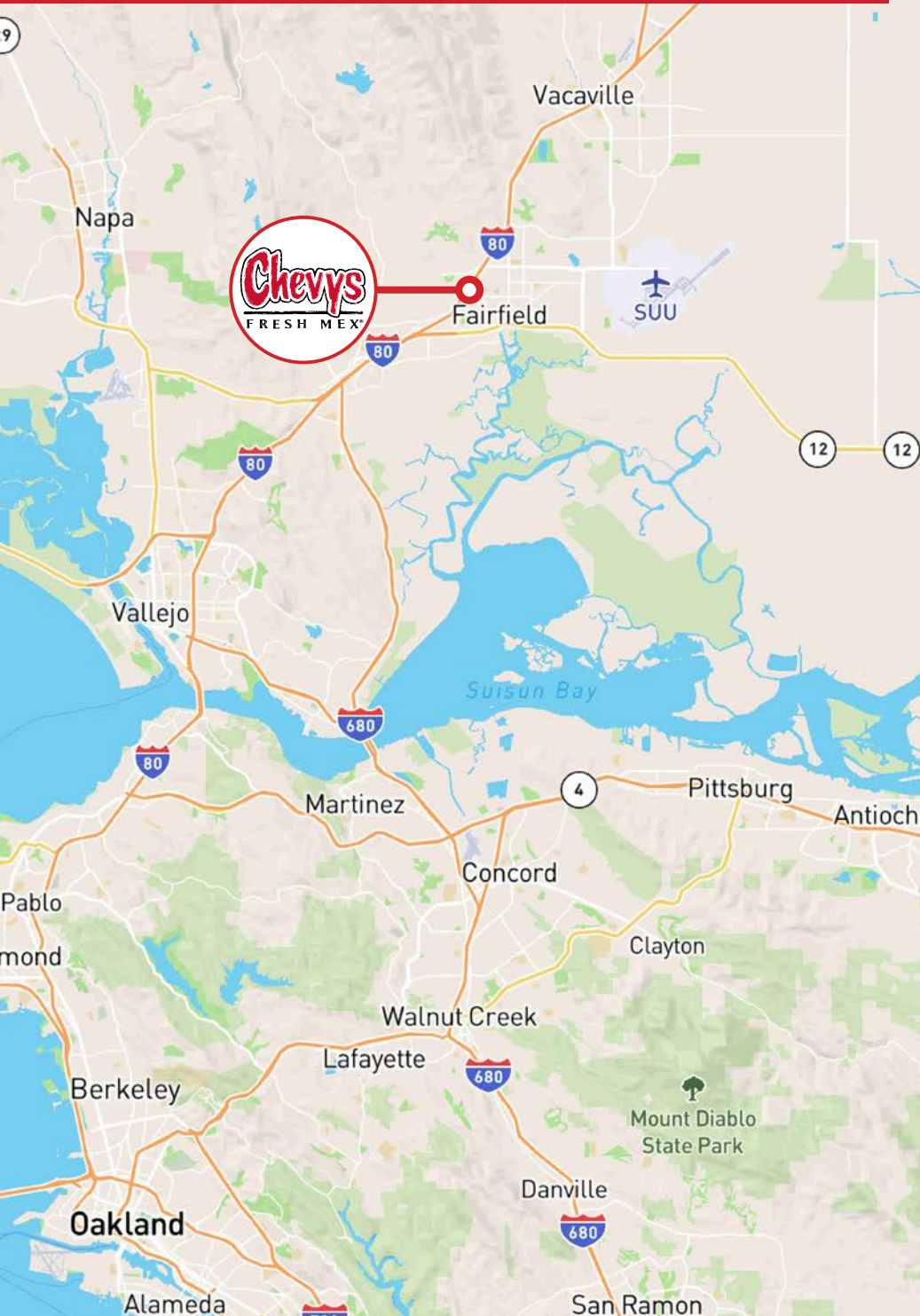
HISTORIC DOWNTOWN  
FAIRFIELD

ARMIJO HIGH  
SCHOOL

N



## Area Overview



DISTANCE TO DOWNTOWN FAIRFIELD, CA - 1 MILE (5 MINS)  
DISTANCE TO SACRAMENTO, CA - 42 MILES (40 MINS)  
DISTANCE TO SAN FRANCISCO, CA - 46 MILES (45 MINS)



## Area Overview

# FAIRFIELD, CALIFORNIA



Fairfield sits at the northeastern portion of the San Francisco Bay Area, stretching along Interstate 80. The County seat of Solano County since 1858, Fairfield has the vision of a progressive city. Situated between the two largest metropolitan areas of Northern California, Fairfield bridges the gap between the San Francisco Bay Area and the Sacramento metropolitan region. Located ~45 miles from both San Francisco and Sacramento and just 15 miles from the world-famous Napa Valley, visitors will find Fairfield full of open spaces, quiet country roads, and acres of thriving vineyards.

Fairfield's most famous attraction is the Jelly Belly Factory, where the iconic candies—more than 50 flavors in all—are made in a rainbow of colors. Self-guided tours let you peer down into the factory and interactive exhibits detail the manufacturing process. Afterward, you can satisfy those inevitable Jelly Belly cravings at the factory's candy store. Jelly Belly's Corporate Office neighbors the factory and is located just 3 miles (8 minutes) from the subject property. Nearly 500,000 visitors visit the factory annually.



JELLY BELLY FACTORY

#5

### 10 BEST WINE REGIONS (SUISUN VALLEY WINE REGION)

- USA TODAY, 2024

While Napa Valley isn't far away, Fairfield has its own wine country just outside town. The wine tradition in Suisun Valley dates to the 1800s; it became an American Viticultural Area (AVA) in 1982, and today more than two dozen grape varieties grow in this diverse region that boasts a reputation for particularly outstanding Merlot, Cabernet Sauvignon, and Petite Sirah. Both the Suisun Valley Wine Region and Caymus-Suisun Winery in Fairfield were recognized in USA Today's esteemed 2024 10Best Wineries in the Region list. This accolade highlights the exceptional quality and appeal of our local wineries, further cementing Fairfield's reputation as a premier destination for wine enthusiasts.



Demographics

POPULATION	3 Mile	5 Mile	10 Mile
Estimated Population (2024)	88,502	125,180	253,967
Census Population (2010)	85,703	114,995	228,442
Projected Population (2029)	89,123	126,457	257,187
HISTORICAL ANNUAL GROWTH			
2010-2020	0.53%	0.82%	0.91%
PROJECTED ANNUAL GROWTH			
2024-2029	0.14%	0.20%	0.25%
HOUSEHOLDS	3 Mile	5 Mile	10 Mile
Estimated Households (2024)	29,510	41,624	84,105
Census Households (2010)	28,612	38,331	75,280
Projected Households (2029)	29,608	41,894	84,901
HISTORICAL ANNUAL GROWTH			
2010-2020	0.48%	0.79%	0.93%
PROJECTED ANNUAL GROWTH			
2024-2029	0.07%	0.13%	0.19%

2024 POPULATION BY RACE	3 Mile	5 Mile	10 Mile
Hispanic	38.3%	34.1%	30.5%
White	28.5%	29.2%	37.7%
Black or African American	16.5%	16.0%	12.9%
Asian	14.5%	18.0%	16.2%
2024 AGE BY GENDER	3 Mile	5 Mile	10 Mile
MEDIAN AGE			
Male	35.7	36.9	37.3
Female	38.5	39.5	39.5
HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
2024 Average	\$110,391	\$122,405	\$133,751
2024 Median	\$84,499	\$94,933	\$103,400
VALUE OF HOUSING UNITS	3 Mile	5 Mile	10 Mile
2024 Average	\$623,304	\$635,263	\$657,508
2024 Median	\$571,980	\$596,348	\$620,357

\*Source: Esri Page 1 ProjectID: 775655



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