

# OFFERING MEMORANDUM

Single Tenant NNN Investment

Price: \$950,000

Cap Rate: 8.72%

7400 Fair Oaks Blvd., Carmichael, CA 95608



## FOR MORE INFORMATION

Shawn Dhillon - DRE # 1498044

Tel: 916-382-0000

[shawn@coreequitycorp.com](mailto:shawn@coreequitycorp.com)

## **CORE EQUITY CORPORATION**

1001 G Street, Suite 202

Sacramento, CA 95814

[www.coreequitycorp.com](http://www.coreequitycorp.com)

# Investment Summary

7400 Fair Oaks Blvd, Carmichael, CA 95608



<u>Sale Price</u>	<u>Net Income</u>	<u>Cap Rate</u>	<u>Lease Type</u>	<u>Rent Increases</u>
\$950,000	\$82,868	8.72%	Absolute NNN	Yes
<u>Tenant</u>	<u>Occupancy</u>	<u>Lease Expiration</u>	<u>Building Size</u>	<u>Lot Size</u>
Adalberto's	26 + Years	March 31, 2030	+/- 3,279	+/- .90 Acres
<u>Traffic Count</u>	<u>Location</u>	<u>Drive-Thru</u>	<u>Parking</u>	<u>Year Built</u>
+/- 46,263	Hard Corner	Yes	18 Spaces	1995
<u>County</u>	<u>Zoning</u>	<u>APN</u>	<u>Use</u>	<u>Entry Points</u>
Sacramento	LC	260-0012-051	Retail/ Food	2

7400 Fair Oaks Boulevard presents the opportunity to acquire a single-tenant absolute NNN investment occupied by Adalberto's Mexican Restaurant, a long-standing multi-unit regional operator with approximately 26 years of continuous occupancy at the Property. The investment benefits from a recently extended lease through March 31, 2030, annual contractual rent increases, a drive-thru restaurant format, and a highly visible hard-corner location on Fair Oaks Boulevard with traffic counts of approximately 46,263 vehicles per day. Situated on a large ±0.90-acre parcel, the Property offers passive ownership and an attractive 8.72% cap rate, with built in annual rent increases.

# Demographics

## Trade Area Summary

### Attribute Summary for Carmichael, California

Median Household Income

**\$92,104**

Source: 2025/2029 Income (Esri)

Median Age

**42.3**

Source: 2025/2029 Age: 5 Year Increments (Esri)

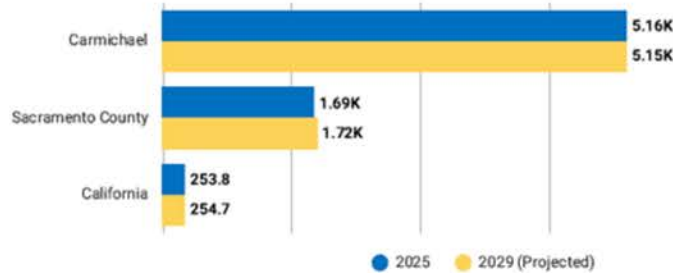
Total Population

**79,108**

Source: 2025 Age: 1 Year Increments (Esri)

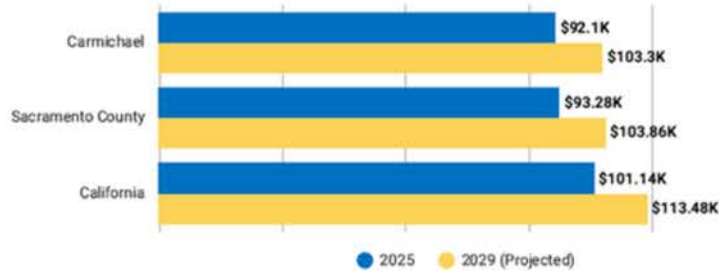
### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.



7400 Fair Oaks Blvd, Carmichael, CA 95608



# Lease Abstract

Lease Type	Absolute NNN
Lease Commencement	March 31, 2000
Lease Expiration	March 31, 2030
Options	None

# Rent Schedule

Year	Annual Net Income	Cap Rate
27	\$82,868.00	8.72%
28	\$85,354.00	8.98%
29	\$87,915.00	9.25%
30	\$90,552	9.53%



7400 Fair Oaks Blvd, Carmichael, CA 95608



# Location Overview

**BEL AIR**

**BR BASKIN-ROBBINS**

**TACO BELL**

**SAFEWAY**

**FUEL**

**ACE Hardware**

**JACKS urban eats**

**BMO**

**NOAH'S NY BAGELS**

**Chick-fil-A**

**ADALBERTO'S MEXICAN FOOD**

*Fair Oaks Blvd.  
ADT +/- 46,263 vehicles/day*

7400 Fair Oaks Blvd, Carmichael, CA 95608



# Aerial View

7400 Fair Oaks Blvd, Carmichael, CA 95608



## FOR MORE INFORMATION

Shawn Dhillon - DRE # 1498044

Tel: 916-382-0000

[shawn@coreequitycorp.com](mailto:shawn@coreequitycorp.com)

## CORE EQUITY CORPORATION

1001 G Street, Suite 202

Sacramento, CA 95814

[www.coreequitycorp.com](http://www.coreequitycorp.com)

# Property Photos

7400 Fair Oaks Blvd, Carmichael, CA 95608



# Disclaimer

---

The information contained in this Offering Memorandum ("Materials") is proprietary and confidential. It is intended solely for the use of the party receiving it from Core Equity Corporation and should not be made available to any other person or entity without the prior written consent of Core Equity Corporation.

These Materials have been prepared solely for the purpose of providing summary, unverified information regarding the Property and to establish only a preliminary level of interest in a potential acquisition. The information contained herein is not a substitute for a thorough due diligence investigation.

Core Equity Corporation has not made any investigation, and makes no warranty or representation, with respect to the income or expenses of the Property, the future projected financial performance of the Property, the size, square footage, acreage, or condition of the Property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, or other environmental conditions, compliance with applicable laws and regulations, or the financial condition, business prospects, or future plans of any tenant occupying the Property.

The information contained herein has been obtained from sources believed to be reliable; however, Core Equity Corporation has not verified, and will not verify, any of the information contained herein. Core Equity Corporation has not conducted an independent investigation of the information provided and makes no warranty or representation, express or implied, as to the accuracy, completeness, or suitability of such information for any purpose.

Any financial information, rent schedules, lease summaries, projections, demographic information, traffic counts, maps, photographs, renderings, site plans, or other materials contained herein are provided solely for informational purposes and should not be relied upon as statements of fact. All prospective purchasers are encouraged to conduct their own independent investigations and analyses of the Property, including legal, financial, tax, environmental, physical, market, and other matters deemed necessary to satisfy themselves as to the accuracy and completeness of all information.

The Property is offered subject to prior sale, withdrawal from the market, price changes, or other modifications without notice. By accepting these Materials, the recipient agrees that neither Core Equity Corporation, the Property owner, nor any of their respective affiliates, officers, employees, agents, or representatives shall have any liability whatsoever for any loss, damage, cost, or expense arising from the use of or reliance upon the information contained herein.

## **FOR MORE INFORMATION**

**Shawn Dhillon - DRE # 1498044**

**Tel: 916-382-0000**

**[shawn@coreequitycorp.com](mailto:shawn@coreequitycorp.com)**

## **CORE EQUITY CORPORATION**

1001 G Street, Suite 202

Sacramento, CA 95814

[www.coreequitycorp.com](http://www.coreequitycorp.com)