

CARL'S JR.

2590 S EAST AVE
FRESNO, CA 93706

SINGLE TENANT NNN | SALE LEASE BACK INVESTMENT

SECOND PARCEL AVAILABLE FOR POTENTIAL DEVELOPMENT



FOR SALE

3,540 SF | \$2,500,000



10% Every 5 Yrs
Rent Increases



\$150,000
NOI



15-Year NNN
Lease



1.16 AC
Lot Size

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CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge,

CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.,



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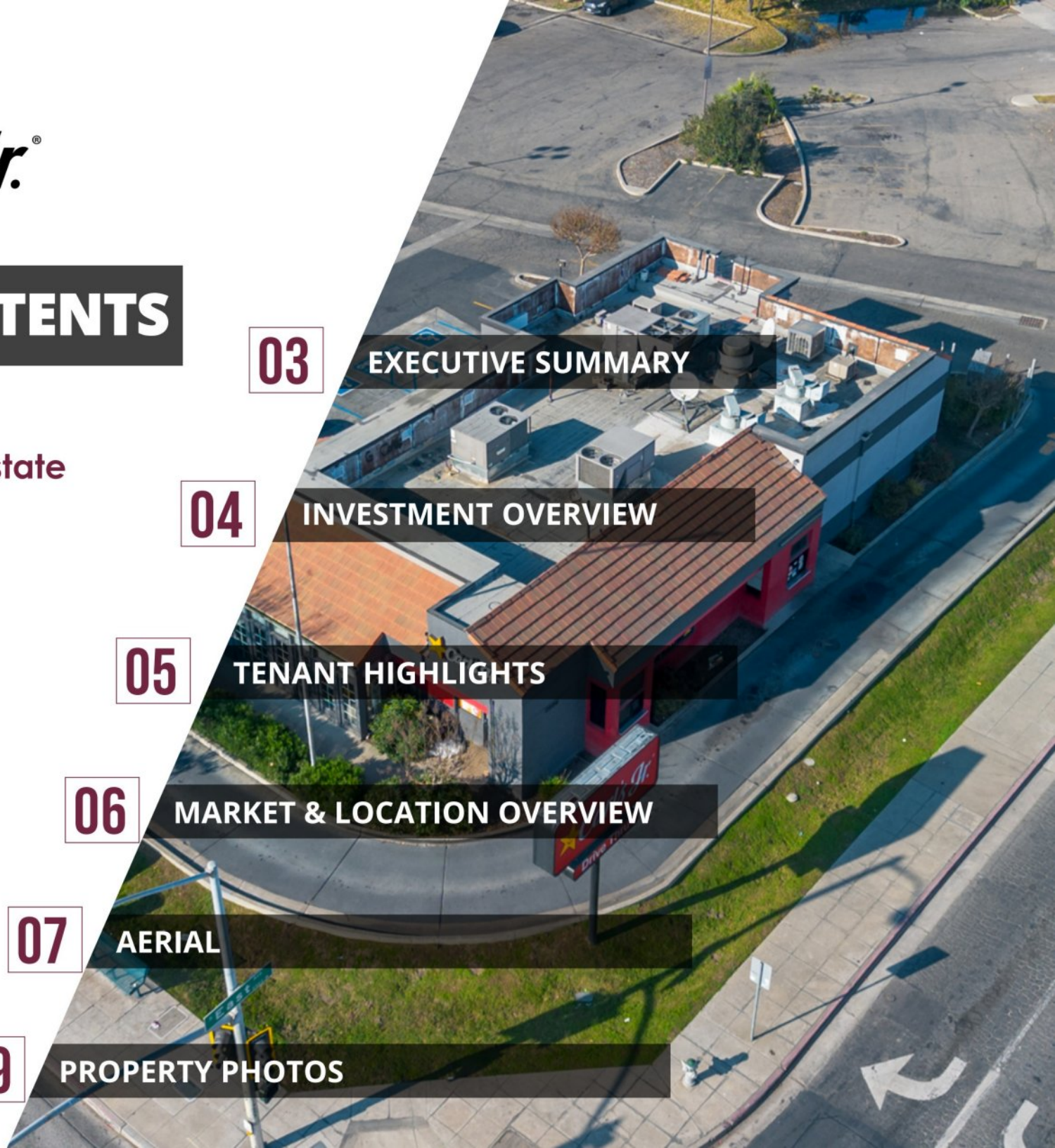
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EXECUTIVE SUMMARY



2590 S East Ave is a single-tenant Carl's Jr. fast-food property located at the northwest corner of Jensen Avenue and South East Avenue in Southeast Fresno, California. The offering includes a 3,540 SF freestanding building situated on approximately 1.16 acres across two parcels (APNs 479-310-23 and 479-310-24). The site benefits from excellent visibility with frontage along both East and Jensen Avenues and is positioned near Highway 99, which carries over 120,000 vehicles per day, supporting strong drive-by exposure and consistent consumer traffic.

The property is offered as a sale-leaseback with Carl's Jr. on a 15-year NNN lease, generating \$150,000 in annual NOI. Lease terms include 10% rent increases every five years and three (3) additional 5-year renewal options, providing long-term income stability and built-in rent growth. The lease commences at close of escrow, eliminating downtime and near-term leasing risk. The asset is priced at \$2,500,000, offering a passive investment with no landlord responsibilities.

The surrounding trade area is supported by solid demographic fundamentals, including approximately 93,305 residents and 25,355 households within a 3-mile radius, with continued population and household growth projected through 2029. The area also benefits from strong daytime employment exceeding 74,000 employees within three miles, reinforcing demand for quick-service dining. With 0% vacancy at the subject property, the asset outperforms both the submarket and overall market averages, positioning this offering as a stable, long-term net-lease investment in the Fresno market.

INVESTMENT OVERVIEW

\$2,500,000

Asking Price | 6% Cap Rate

PROPERTY	Carl's Jr.
ADDRESS	2590 S East Ave Fresno CA, 93710
APN	479-310-23 479-310-24

Financial Metrics

Annual Rent:	\$150,000 NNN
Cap Rate:	6%
Price Per Square Foot:	\$706/SF

Lease Overview

Lease Type:	NNN
Initial Lease Term:	15 Years
Rent Increases:	10% Every 5 Years
Lease Options:	(3) Five-Year Options
Lease Commencement:	Close of Escrow (Sale-Leaseback)

3,540

1988

1.16 AC

(Two Parcels)

Square Feet

Year Built

Lot Size

INVESTMENT HIGHLIGHTS

- **Single-Tenant Carl's Jr. Net-Lease Investment**
Freestanding restaurant leased to Carl's Jr. under a long-term net lease structure.
- **15-Year NNN Lease with Built-In Rent Growth**
Initial 15-year lease term featuring 10% rent increases every five (5) years, providing predictable income growth.
- **Sale-Leaseback Structure at Close of Escrow**
Lease commencement at Close of Escrow allows the buyer to acquire the asset with an in-place tenant from day one.
- **Attractive In-Place Income Stream**
The lease provides stable \$150,000 annual NOI with minimal landlord responsibilities.
- **Long-Term Extension Potential**
The lease includes three (3) five-year renewal options, extending the potential income duration beyond the initial term.
- **Fee Simple Ownership (Land & Building)**
Investor acquires full fee simple interest in both the land and improvements.
- **Adjacent Lot Included in Sale**
The offering includes the adjacent lot, creating potential future development opportunity while maintaining the existing income stream.
- **Established Freestanding Restaurant Site**
±3,540-square-foot freestanding building situated on an approximately 1.16-acre corner parcel, configured for continued restaurant use with strong frontage and access.

TENANT HIGHLIGHTS

Website: www.carlsjr.com

Industry: Quick-Service Restaurant (QSR)

Ownership: Privately Held

Founded: 1941

Carl's Jr. is a nationally recognized quick-service restaurant brand with a long operating history in the United States. The brand is known for its charbroiled burgers, made-to-order menu offerings, and strong presence throughout the Western and Southwestern U.S. Carl's Jr. operates through a franchise-based model, allowing experienced operators to develop and manage locations within established trade areas.

The Carl's Jr. system consists of hundreds of locations across the United States, with a concentration in California, where the brand maintains strong name recognition and consumer loyalty. Franchise operators benefit from centralized brand standards, marketing support, and a proven operating platform designed to drive consistent performance across locations. As a quick-service restaurant brand, Carl's Jr. locations are typically positioned along major commercial corridors and retail nodes, catering to daily traffic from surrounding residential and employment centers. The brand's longevity, scale, and franchise model contribute to its continued relevance within the competitive QSR landscape.



Operator Highlights

Operator: TWM Fresno LLC

Locations: 21 restaurants in Fresno County to surrounding area.

The Lease is guaranteed by a sophisticated operator with decades of restaurant operating experience. The group operates multiple brands and successfully manages over 75 Carl's Jr. locations across Northern California.. This particular entity maintains 21 restaurants.

Source: carlsjr.com

System wide sales and employee counts are approximate and based on publicly available sources.

Core Highlights

Long-Established National QSR Brand

Carl's Jr. is a nationally recognized quick-service restaurant brand with decades of operating history in the United States.

Franchise-Based Operating Model

The brand operates primarily through a franchise system, allowing experienced operators to develop and manage locations within established trade areas.

Strong Presence in California and the Western U.S.

Carl's Jr. maintains a significant concentration of locations throughout California and the Western and Southwestern United States.

Established Real Estate Site Selection Strategy

Carl's Jr. restaurants are typically positioned along major commercial corridors and retail nodes to capture daily traffic from surrounding residential and employment centers.

1000+

Total U.S. Locations

~\$1.546B

Systemwide Sales (U.S.)

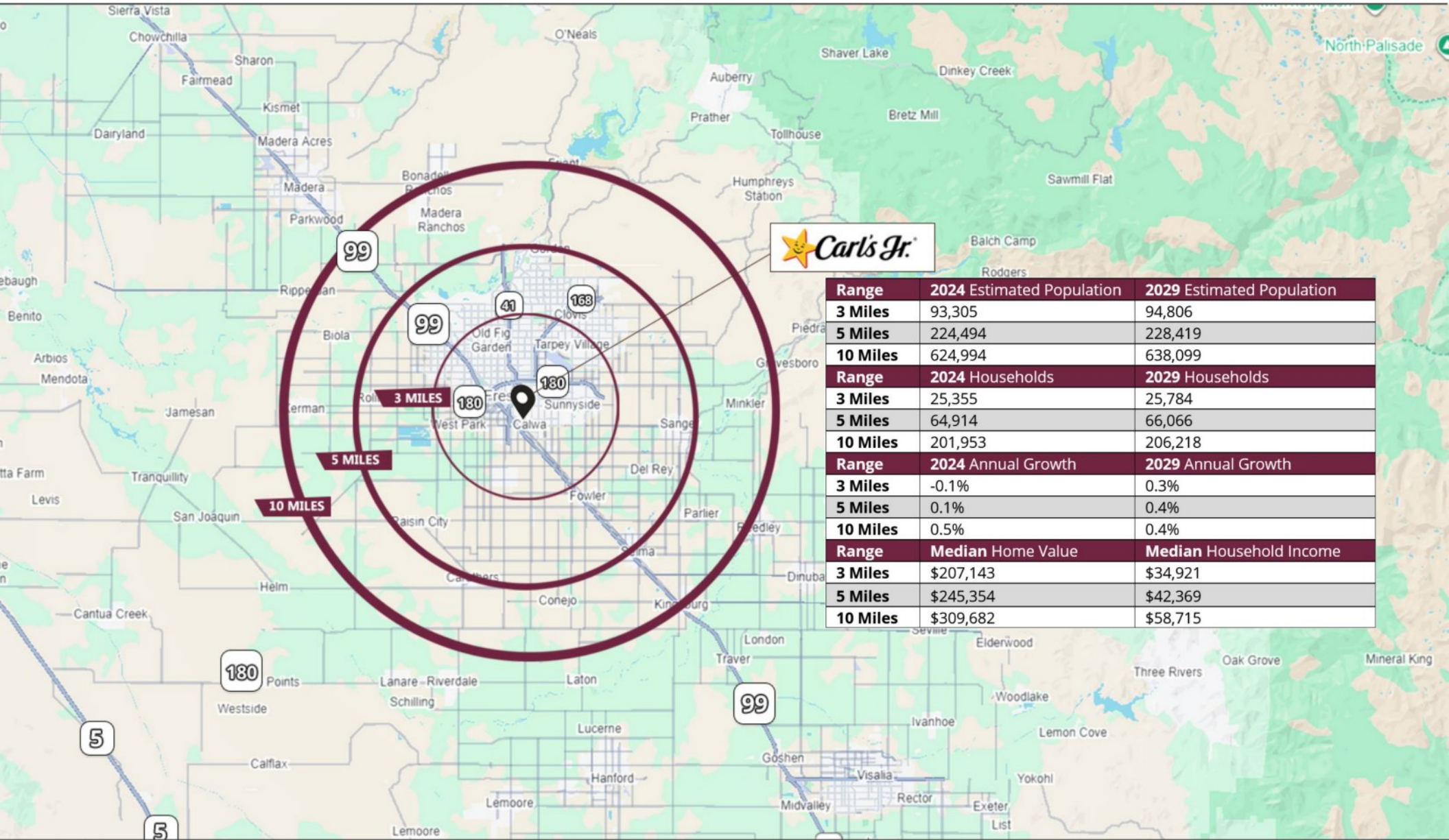
28+

Total Global Presence

~3,500+

Employee Count

MARKET & LOCATION OVERVIEW



Demographic data is based on estimates within designated radii.

AERIAL



S EAST AVE
estimated 31,937 vehicles per day

E JENSEN AVE
estimated 33,087 vehicles per day

GOLDEN STATE BLVD
estimated 9,195 vehicles per day

Direct access from Highway 99 (123,283 VPD)
with 30,000+ VPD on Jensen Avenue

CA-99 ACCESS

FRESNO STATE
Fresno City College
± 11 miles from California State University
± 6 miles from Fresno City College

76

FRESNO STATE
Fresno City College

Denny's

THE MELT DOWN

FRESNO INN

Carl's Jr.
SUBJECT PROPERTY

PLATT ELECTRIC SUPPLY

PACIFIC PRIDE

Shell

KFC

Wendy's

McDonald's

TACO BELL

Days Inn BY WYNDHAM

Holiday Inn Express

IN-N-OUT BURGER

AERIAL



All data shown is for illustrative purposes only and has been obtained from sources deemed reliable but not verified.

PROPERTY PHOTOS



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