



GOMEZ GROUP



Carl's Jr.

611 Douglas Drive 611
Oceanside, CA 92058



Actual Site



CUSHMAN &
WAKEFIELD



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Carl's Jr.

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DEMOGRAPHICS

Carl's Jr.

611 Douglas Drive
Oceanside, CA 92058



GOMEZGROUP

Year Built:

2005

Land:

0.57 Acres
(±25,000 SqFt)

Bldg:

3,171 SqFt

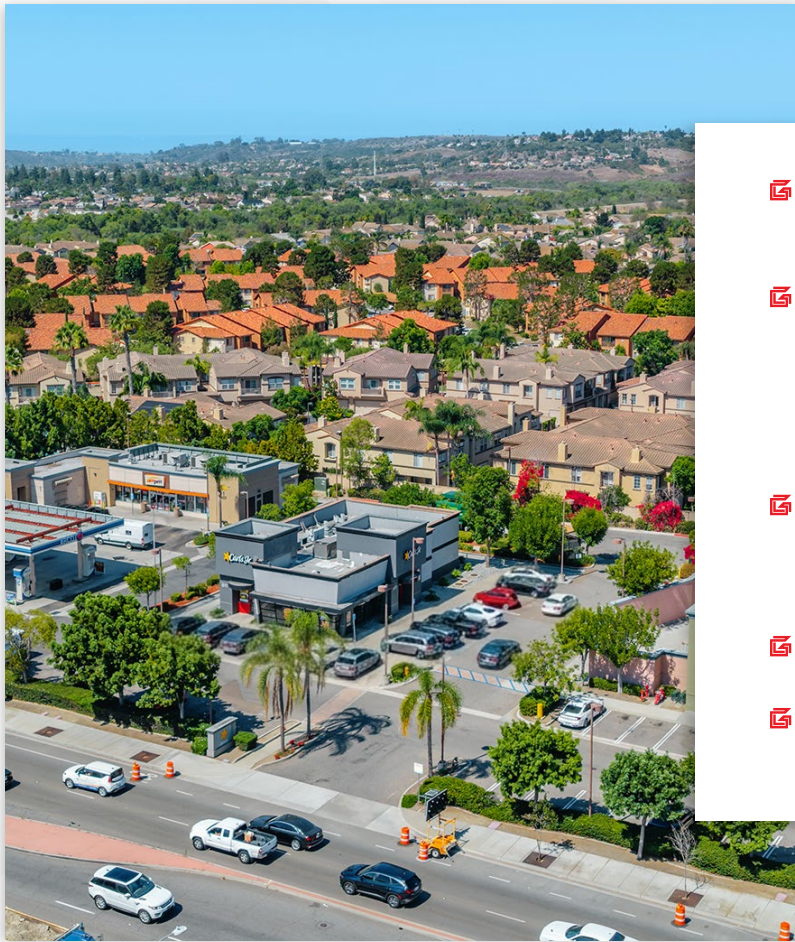
Frontage:

156' on Douglas Drive

Parking:

29 Surface Spaces





- 20-Year NNN Lease with Two 5-Year Renewal Options
- Backed by Strong Franchisee Guaranty – SDC Restaurants, LLC is a Major Operator Managing Over 50 Carl's Jr. Locations Spanning Across California and Nevada
- +15,500 Visits per Month, Ranking #6 out of 37 Sites (86th Percentile) in a 30-Mile Radius for the Chain*
- \$1.9MM Annual Sales Volume*
- Prime Suburban Infill Location with High Density, Strong Barriers to Entry

*per Placer.ai

- Freestanding QSR Location with Drive-Thru and Monument Signage
- Excellent Visibility, Frontage and Accessibility
- Affluent and Densely Populated Trade Area of +221,200 and Avg HHI of +\$119,900 in 5-Mile Radius
- Positioned Near Camp Pendleton Marine Corps Base, One of the Largest Military Installations with a Daytime Population of +70,000 Military and Civilian Personnel
- Close Proximity to the Intersection of Douglas Drive and N River Rd with +53,400 VPD Combined

[WATCH PROPERTY VIDEO](#)



- Within 1.5 Mile Radius of Hwy 76, a Major East-West Arterial Highway Connecting Oceanside, Camp Pendleton, and Inland North San Diego County
- Less than 3.5 Miles from Major New Development, North River Farms, a 177-Acre Master-Planned Community with Approximately 656 Residential Units and Future Commercial Space (2027 Est. Construction Completion)
- 2.5 Miles from OceanPointe (Lennar) and Pacifica (Meritage Homes) Residential Developments, Delivering Over 300 Units Combined, with Project Completion Anticipated Between Late 2026 and Early 2027
- Within a 1.5 Mile Radius of Several Shopping Centers such as Marketplace Del Rio, Mission Plaza Real, Missions Douglas Plaza, and Douglas Square









MISSION DOUGLAS PLAZA

Jack
On the Border

Auto Zone

Albermarle

Discount Tire

LI-Haul



OCEANPOINTE (LENNAR)
142 Brand-New Homes
Anticipated Project Completion
Late 2026 to Early 2027

MISSION PLAZA
REAL SHOPPING CENTER

Express Fuel

CA MISSION UNITED

Great Clips

Walmart

Dollar Tree

MARKETPLACE
DEL RIO

Subway

Verizon

Chase

Cricket



RIVERVIEW SPRINGS APARTMENTS
358 Multi-Family Homes

DOUGLAS SQUARE
SHOPPING MALL

Planet Fitness

metro
by T-Mobile

FIRST STAR MARKET & DELICIOUS

ARCO

ampm

CARL'S JR.
611 Douglas Dr., Oceanside, CA 92058

CVS
pharmacy

Shell

33,943 VPD
DOUGLAS DR

19,485 VPD
N RIVER RD





MISSION
MARKETPLACE (2.4 MILES)

NORTH RIVER FARMS
177-Acre
Master-Planned Community
2027 Est.
Construction Completion



SAN LUIS RIVER

PACIFICA (MERITAGE HOMES)
164 Brand-New Homes
Anticipated Project Completion
Late 2026 to Early 2027

DOUGLAS SQUARE
SHOPPING MALL



19,485 VPD
N RIVER RD



CARL'S JR.
611 Douglas Dr., Oceanside, CA 92058



33,943 VPD
DOUGLAS DR



RIVERVIEW SPRINGS APARTMENTS
358 Multi-Family Homes

PACIFIC OCEAN



CAMP PENDLETON
+70,000 Military
and Civilian Personnel



MCCLELLAN PALOMAR AIRPORT
10.7 Miles
Approximately +66,200 Passengers in 2025



**CALIFORNIA STATE UNIVERSITY
SAN MARCOS**
16.8 Miles
±17,000 Average Annual Student Enrollment



DEL MAR FAIRGROUNDS
22.9 Miles
Approximately 3MM Annual Visitors



**SAN DIEGO
INTERNATIONAL AIRPORT**
41.4 Miles
Over 25.3MM Passengers in 2025



**NAVAL AIR STATION
NORTH ISLAND**
46.7 Miles
+35,000 Military
and Civilian Personnel



CARL'S JR.
611 Douglas Dr.
Oceanside, CA 92058



**UNIVERSITY OF CALIFORNIA
SAN DIEGO**
29.4 Miles
±45,087 Average
Annual Student Enrollment



SAN DIEGO ZOO
42.4 Miles
Approximately
4MM Annual Visitors

DOWNTOWN SAN DIEGO



Lease Type
NNN

Lease Guarantor
**SDC RESTAURANTS LLC, a California
Limited Liability Company**

Rent Commencement Date
April 12, 2022

Lease Expiration Date
April 30, 2042

Term Remaining on Lease
±15 Years

Options
Two 5-Year

Increases
**Every 5 Years in Initial Term and Renewal
Options, Based on 5 Years of Cumulative
CPI or a Maximum of 12%**

ROFR
Tenant has 20 Days to Exercise ROFR



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Carl's Jr.	NNN	3,171	04/12/2022	04/30/2042	\$123,600	\$38.98	\$138,432	05/01/2027	TWO 5-YEAR OPTIONS WITH INCREASE BASED ON 5 YEARS OF CUMULATIVE CPI OR A MAXIMUM OF 12%

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	04/12/2022 – 04/30/2027	\$10,300	\$123,600
	05/01/2027 – 04/30/2032	\$11,536	\$138,432
	05/01/2032 – 04/30/2037	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2037 – 04/30/2042	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2042 – 04/30/2047 (OPTION 1)	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	
	05/01/2047 – 04/30/2052 (OPTION 2)	Increase Based on 5 Years of Cumulative CPI or a Maximum of 12%	

***Rent increases to \$138,432 in Q2 2027. Seller will credit the rent difference until the increase at the closing.**

NOI
\$138,432



Cap Rate
4.25%



Price
\$3,257,200



Price/ft Land
\$130.29





Founded in 1941, Carl's Jr. is a privately owned quick-service restaurant chain renowned for its charbroiled burgers, including signature menu items such as the Famous Star® and Western Bacon Cheeseburger®. The brand operates more than 1,100 Carl's Jr. restaurants and is part of CKE Restaurants Holdings, Inc., which oversees a global network of more than 3,800 restaurants. Headquartered in Franklin, Tennessee, Carl's Jr. operates alongside its sister brand, Hardee's, under the ownership of Roark Capital Group, a leading restaurant-focused investment firm that acquired CKE Restaurants in 2013. The company's growth accelerated following CKE's acquisition of Hardee's in 1997, creating one of the largest burger-centered franchise systems in the United States. Today, Carl's Jr. continues to expand through franchising both domestically and internationally and has earned recognition from Restaurant Business's Top 500 Chains and Entrepreneur's Franchise 500 for its franchise sales performance, stability, and growth.



U.S. LOCATIONS
+1,100



2025 SYSTEM-WIDE SALES
\$1.43B



GLOBAL EMPLOYEES
10,000-13,000



HEADQUARTERS
Franklin, TN



PARENT
CKE Restaurants

OCEANSIDE, CALIFORNIA

Oceanside, California is a thriving coastal community of approximately 170,000 residents located in North San Diego County and within the San Diego-Chula Vista-Carlsbad Metropolitan Statistical Area. Strategically positioned along I-5 and Highway 78, the city offers convenient access to I-15 and the broader Southern California region. Renowned for its expansive beaches, historic pier, harbor, surf culture, and revitalized downtown district, Oceanside has established itself as one of Southern California's most dynamic coastal growth markets, fueled by ongoing redevelopment initiatives and a growing pipeline of mixed-use, residential, and commercial investment projects.

The local economy is supported by a diverse mix of industries, including tourism, military activity associated with nearby Camp Pendleton, healthcare, retail, manufacturing, life sciences, and emerging biotechnology and medical technology sectors. Tourism remains a significant economic driver, generating approximately \$622MM in annual visitor spending in 2025, representing a 5.5% increase over the prior year, while supporting more than 4,000 hospitality-related jobs and producing roughly \$46MM in state and local tax revenues. Combined with its expanding culinary scene, boutique hotels, entertainment offerings, and pedestrian-friendly downtown environment, Oceanside continues to gain recognition as one of California's premier beach destinations and a regional hub for recreation, commerce, and coastal living.



ANNUAL VISITOR SPENDING
\$622MM (5.5% Growth from 2024-2025)



2025 POPULATION
Approximately 170,000



STATE AND LOCAL TAX REVENUE
\$46MM



WATCH PROPERTY VIDEO

SAN DIEGO, CALIFORNIA

San Diego, California is the economic and cultural center of the San Diego-Chula Vista-Carlsbad MSA, a region of more than 3MM residents and one of the largest metropolitan areas in the United States. Known for its year-round climate, beaches, biotech and life sciences industry, military presence, world-class tourism assets, and innovation economy, San Diego continues to be one of California's strongest long-term growth markets. Recent development activity includes major downtown residential and mixed-use projects, waterfront redevelopment initiatives, life sciences campus expansion in UTC and Torrey Pines, and large master-planned housing communities such as Otay Ranch, 3Roots, and developments throughout North County.

The regional economy is driven by defense and military operations, technology, biotechnology, healthcare, international trade, tourism, higher education, and advanced manufacturing. Tourism remains a major economic engine, generating approximately \$15B in annual visitor spending and supporting hundreds of thousands of jobs across the region. Employment growth continues to be fueled by expansion in life sciences, technology, healthcare, and professional services, while San Diego's gross regional product exceeds \$267B reflecting a diverse and resilient economy. The city and region consistently earn recognition among the nation's best places to live, work, innovate, and visit, supported by leading universities, a thriving startup ecosystem, major sports and entertainment venues, the Port of San Diego, and robust business districts that serve as a regional hub for commerce, recreation, tourism, and international trade.



ANNUAL VISITOR SPENDING
\$15B



POPULATION
3MM Residents



GROSS REGIONAL PRODUCT
\$267B



WATCH PROPERTY VIDEO

► POPULATION

1

MILE

3

MILE

5

MILE

2025 Population	18,511	86,758	221,207
2030 Population Projection	18,438	87,085	222,537
Annual Growth 2025-2030	-0.1%	0.1%	0.1%
Median Age	37.9	38.6	36.2
Bachelor's Degree or Higher	20%	28%	28%
U.S. Armed Forces	642	3,601	17,953

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2025 Households	5,778	28,912	72,891
2030 Household Projection	5,750	29,023	73,393
Annual Growth 2025-2030	-0.1%	0.1%	0.1%
Owner Occupied Households	3,769	18,284	38,274
Renter Occupied Households	1,981	10,739	35,119
Avg Household Size	3	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$219.5MM	\$1.1B	\$2.7B

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$118,279

\$124,653

\$119,920

Median Household Income

\$96,819

\$100,410

\$94,138

► HOUSING

Median Home Value

\$632,407

\$715,077

\$743,280

Median Year Built

1987

1987

1984



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