



20 YEAR ABSOLUTE NNN GROUND LEASE

PALMDALE, CALIFORNIA
OFFERING MEMORANDUM



ACTUAL PROPERTY

CHRIS HOLLENBECK

Vice Chair
+1 602 224 4475
chris.hollenbeck@cushwake.com
AZ License No. SA584876000

SHANE CARTER

Director
+1 602 224 4442
shane.carter@cushwake.com
AZ License No. SA673156000

JEFF CHRISTIAN

Managing Director
+1 707 938 9600 x 102
jeff@firststreetco.com
CA License No. 01461046

ANDY BOGARDUS

Local Broker of Record
CA License No. 00913825



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MCDONALD'S 01

PALMDALE, CALIFORNIA
OFFERING MEMORANDUM

OFFERING

INVESTMENT HIGHLIGHTS
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TENANT OVERVIEW

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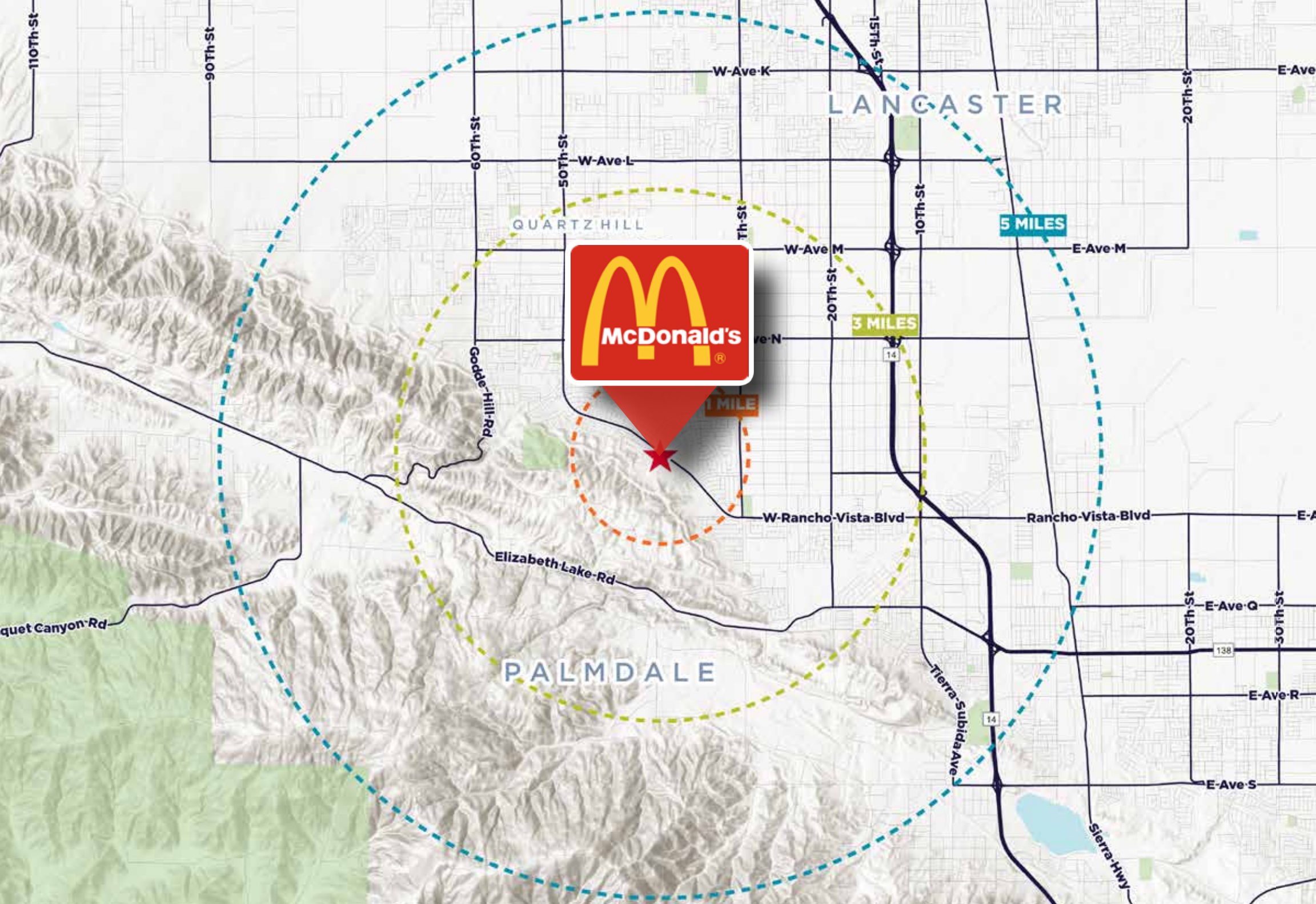
MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

TENANT:	McDonald's
GUARANTY:	Corporate Guaranty
LOCATION:	3854 Rancho Vista Blvd, Palmdale, CA 93551
LEASE TYPE:	Absolute NNN Ground Lease
BUILDING SIZE:	±4,336 SF
LAND SIZE:	±1.00 AC
YEAR BUILT:	2026 (New Construction)
RENT COMMENCEMENT:	June 5, 2026
LEASE EXPIRATION:	June 4, 2046
LEASE TERM:	20 years
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	10% increases every 5 years
APN:	3001-141-010
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$150,499	\$3,909,088	3.85%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$12,541.66	\$150,499.92	N/A	3.85%
Primary	6-10	\$13,795.83	\$165,549.96	10%	4.24%
Primary	11-15	\$15,175.41	\$182,104.92	10%	4.66%
Primary	16-20	\$16,692.95	\$200,315.40	10%	5.12%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Strong Corporate Guaranty**
- **Absolute NNN Ground Lease**
- New Long Term 20 Year Lease
- 2026 Construction

TENANT HIGHLIGHTS

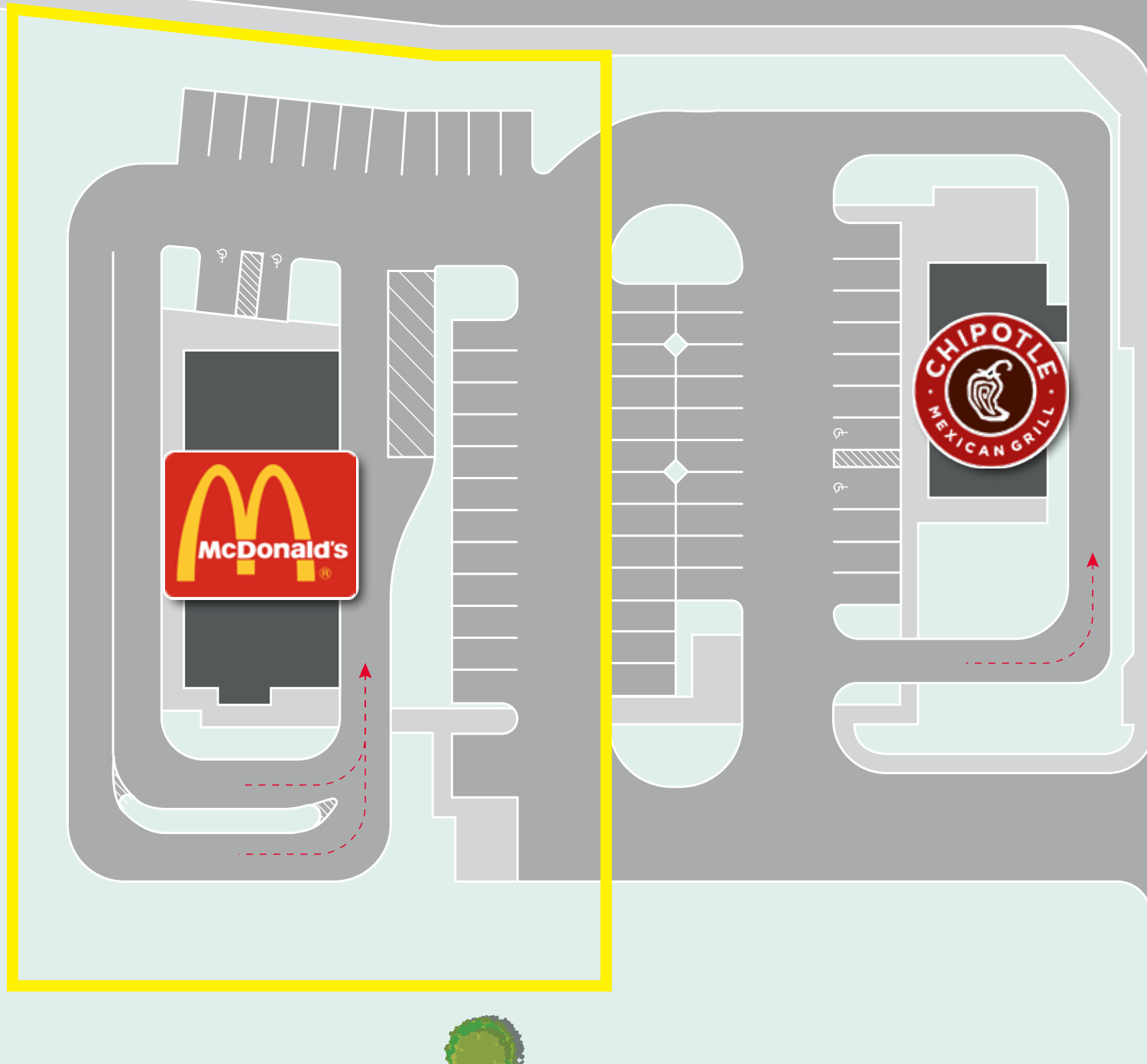
- 43,000+ restaurants across over 100 countries
- One of the world's most recognized quick-service restaurant brands
- Serving about 70 million customers daily through dine-in, drive-thru, delivery, and mobile ordering
- www.mcdonalds.com

LOCATION HIGHLIGHTS

- Approximately 15 minutes from Palmdale Regional Airport and U.S. Air Force Plant 42, a major aerospace hub home to Lockheed Martin's Skunk Works operations supporting advanced aircraft development
- Across from Rancho Vista Towne Center with national credit tenants such as Walmart, Starbucks, Chipotle and more
- Strong average household incomes over \$155,692 in a 1 mile radius
- Located along Rancho Vista Boulevard, a major E/W thoroughfare in West Palmdale, serving the established Rancho Vista residential community and a 5-mile trade area with ±112,622 residents



RANCHO VISTA BLVD.





Walmart
Neighborhood Market



FUTURE RETAIL
DEVELOPMENT

TOWN CENTER DRIVE



FUTURE RETAIL
DEVELOPMENT

RANCHO VISTA BOULEVARD

Palm Vista
SENIOR LIVING
A Protea Senior Living Community



AVEN N

14

SIERRA HIGHWAY

10TH STREET



RANCHO VISTA BOULEVARD



THE IDEA ACADEMY
@ COTTONWOOD

DAVID G. MILLEN
INTERMEDIATE

SUMMERWIND
ELEMENTARY SCHOOL

PALMDALE
DISCOVERY CENTER

HIGHLAND
HIGH SCHOOL



OCOTILLO
ELEMENTARY SCHOOL





Walmart
Save money. Live better.



RANCHO VISITA BOULEVARD

TOWN CENTER DRIVE

02

OVERVIEW

TENANT OVERVIEW

TENANT OVERVIEW

McDonald's is one of the largest and most recognized quick-service restaurant brands in the world. Founded in 1940, the company has grown into a global foodservice leader with more than 43,000 restaurants across over 100 countries, serving approximately 70 million customers daily. McDonald's reported approximately \$25.9 billion in revenue for 2024 and remains publicly traded on the New York Stock Exchange under the ticker symbol "MCD." The company's real estate-backed franchise model is a major part of its long-term stability, with approximately 95% of restaurants operated by franchisees as of year-end 2024.

McDonald's offers a wide range of globally recognized menu items, including hamburgers, chicken sandwiches, breakfast items, fries, beverages, desserts, and McCafé products. The brand continues to invest in convenience-focused platforms such as drive-thru service, mobile ordering, digital loyalty, delivery, and restaurant modernization. With one of the strongest brand identities in the restaurant industry, McDonald's continues to serve as an essential daily-use tenant with broad consumer appeal and consistent traffic generation.

For more information please visit: www.mcdonalds.com

■ **HEADQUARTERS: CHICAGO, IL**

■ **NASDAQ SYMBOL: MCD**

■ **MARKET CAP: \$25.9 BILLION**

■ **RESTAURANTS: 43,000+ WORLDWIDE**

■ **FOUNDED: 1940**



03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

AREA OVERVIEW - PALMDALE, CA

Palmdale, California, is a growing city in northern Los Angeles County and one of the primary communities within the Antelope Valley. Situated approximately 60 miles north of Downtown Los Angeles, Palmdale offers residents and visitors a unique combination of Southern California access, high-desert scenery, suburban growth, and a strong aerospace legacy. The city has grown into a major regional hub with more than 166,000 residents and serves as an important residential, commercial, and employment center for the surrounding Antelope Valley region.

Originally established as a small agricultural settlement, Palmdale experienced major transformation in the mid-20th century as aerospace and defense activity expanded throughout the region. The city became incorporated in 1962 as the Antelope Valley's first city, and its economy has long been shaped by nearby U.S. Air Force Plant 42, Edwards Air Force Base, and major aerospace employers. This aerospace heritage remains one of Palmdale's defining characteristics and has helped position the city as a center for advanced manufacturing, defense, aviation, and related industries.

One of the most notable landmarks in Palmdale is Joe Davies Heritage Airpark, a family-friendly destination that highlights the city's rich aviation history and the significance of U.S. Air Force Plant 42. The area also benefits from nearby attractions such as Blackbird Airpark, the Palmdale Amphitheater,

DryTown Water Park, hiking trails, parks, golf, public art, and access to the broader natural beauty of the Antelope Valley. These amenities contribute to Palmdale's identity as both a residential community and a regional destination for recreation, history, and outdoor activity.

Today, Palmdale continues to balance its historic aerospace roots with steady residential and commercial growth. The city offers a comfortable suburban environment, access to major transportation corridors, and a growing base of retail, service, education, healthcare, and employment amenities. With its location in northern Los Angeles County, expanding population base, and continued role as a gateway to the Antelope Valley, Palmdale remains a significant market within Southern California's high-desert region.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			

2025	11,107	44,676	112,622
2030	10,854	44,898	112,405
Daytime Population	6,965	34,738	100,731

 AVERAGE HH INCOME			
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2025	\$155,692	\$148,731	\$128,154
2030	\$175,111	\$167,093	\$145,390

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



CHRIS HOLLENBECK

Vice Chair

+1 602 224 4475

chris.hollenbeck@cushwake.com

AZ License No. SA584876000

SHANE CARTER

Director

+ 1 602 224 4442

shane.carter@cushwake.com

AZ License No. SA673156000

JEFF CHRISTIAN

Managing Director

+ 1 707 938 9600 x 102

jeff@firststreetco.com

CA License No. 01461046

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**CUSHMAN &
WAKEFIELD**

**FIRST STREET
BROKERAGE
SONOMA | CA**

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016

ph:+1 602 954 9000 | fx:+1 602 253 0528

www.cushmanwakefield.com

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