FOR SALE / OFFERING MEMORANDUM

Net Leased Opportunity

1740-1750 TRAVIS BOULEVARD – FAIRFIELD, CA

Multi-Tenant Leased Offering
9,837 SF Fuddruckers &
4,530 SF Chick-fil-A

Investment Highlights

- Prominent regional mall outparcel location
- Corporate guaranty from Chick-fil-A
- #1 arterial off I-80 (211,100 ADT) in Fairfield
- Heavily trafficked location – 47,200 cars daily
- 100% fee simple interest
- Scheduled increases in rent

Sale Price: $6,580,000
Cap Rate: 5.00%

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This is a rare opportunity to purchase a multi-tenant investment property that includes a national credit tenant providing a corporate guarantee from Chick-fil-A – one of the nation's strongest franchise chains with over 2,000 restaurants and over $7.9 Billion in revenue (2017) and also includes a double drive-thru. This prime passive investment also includes a brand new 10 year lease to Fuddruckers's, a frontrunner of the high end premium burger brand that has been franchised owned and operated for over 34 years. Fuddruckers opened the first Northern California location in 1984 and it has become an iconic brand in the area ever since, spanning 3 generations. The Fairfield Fuddruckers franchisee ownership (operating for over 30 years), currently operates 5 additional Fuddruckers restaurants: Concord (1984), Dublin (2001), Emeryville (2003), Union City (2001) and Lake Oswego, Oregon (1986). In conjunction with Fuddruckers, DNA Brewing Co., formally known as Blue Frog Brewing Co, has been brewing high quality craft beers in this Fairfield location for over 15 years.

Address	1740-1750 Travis Boulevard, Fairfield, CA
Price	$6,580,000
Cap Rate	5.00%
Net Operating Income	$329,490
Total Size	14,267 SF/2.00 AC
Traffic Counts	Hwy 80 W Travis Blvd: 194,300 ADT Hwy 80 E Travis Blvd: 211,100 ADT Travis Blvd S Hwy 80: 47,200 ADT
Adjacent Uses	Adjacent to Solano Town Center (super regional mall) and surrounding retail centers

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SUBJECT

Location	1740-1750 Travis Blvd Fairfield, CA 94533
Price	$6,580,000
Cap Rate	5.00%
Net Operating Income	$329,490
Total SF	14,267 SF
Lot Size	2.00 AC
Market	San Francisco Bay Area

FUDDRUCKERS LEASE SUMMARY

Tenant Name:	Fairfield Cornerstone
Square Footage:	9,837
Lease Starts:	Close of Escrow
Lease Ends:	10 Years from Close Of Escrow
Annual Rent:	$180,000
Options:	Two, 5-year
Increases:	10% every 5 years

CHICK-FIL-A LEASE SUMMARY

Tenant Name:	Chick-fil-A
Square Footage:	4,530
Lease Starts:	February 1, 2011
Lease Ends:	January 31, 2026
Annual Rent:	$149,490
Options:	Three, 5-year and One 4-year & 11 months
Increases:	10% every 5 years

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Chick-fil-A

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Devoted to serving the local communities in which its franchised restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,300 restaurants in 47 states and Washington, D.C.

Chick-fil-A reported more than $10 billion in revenue in 2018, which marks 51 consecutive years of sales growth. A leader in customer service satisfaction, consumers voted Chick-fil-A, Inc. #4 in Harris Poll's annual corporate reputation survey, ranking the company 4th out of 100 in 2018. Chick-fil-A was also recognized for customer experience again in the 2018 Temkin Experience Ratings survey, was named "Best Franchise Brand" in 2018 by Airport Revenue News and was named one of the top 100 best places to work by Glassdoor in 2017.

Privately Held

2,300+ Locations

$10 Billion in Revenue (2018)

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Fuddruckers

Franchisee owned and operated for over 34 years and positioned as the leader of the High End Premium Burger brands. Famous for it's fresh baked buns, high quality burgers, exotics such as ostrich, buffalo, and elk along with it's signature "Build Your Own" produce bar.

Fuddruckers opened the first Northern California location in 1984 and it has become an iconic brand in the area ever since, spanning 3 generations and 34 years. The Fairfield Fuddruckers franchisee ownership (operating for over 30 years), currently operates 5 additional Fuddruckers restaurants: Concord (1984), Dublin (2001), Emeryville (2003), Union City (2001) and Lake Oswego, Oregon (1986).

Privately Held

223+ Locations

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High Altitude Aerial | 7

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Low Altitude Aerial | 8

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Site Aerial

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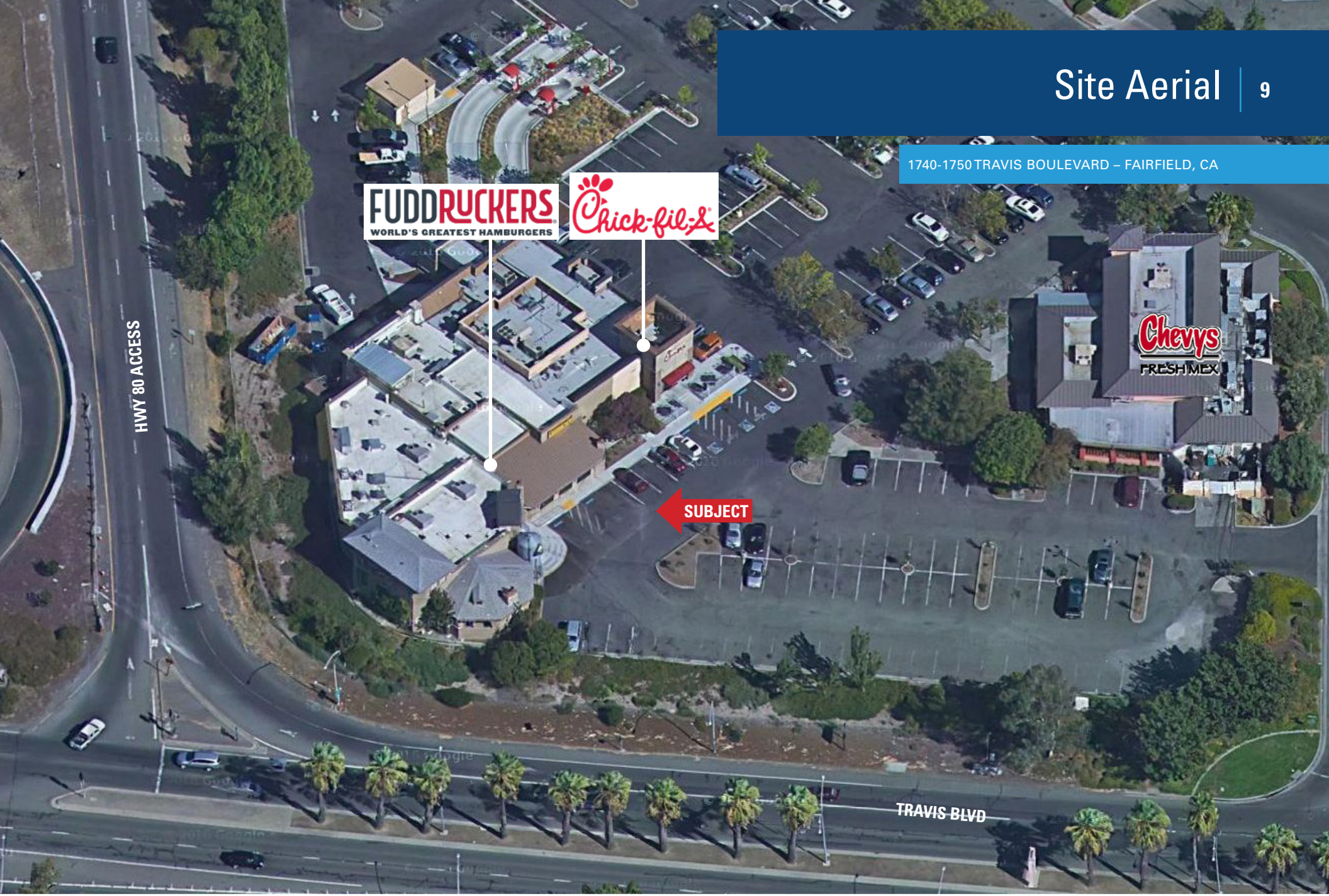

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Site Plan | 10

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Lot Line is Approximate

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Parcel Map | 11

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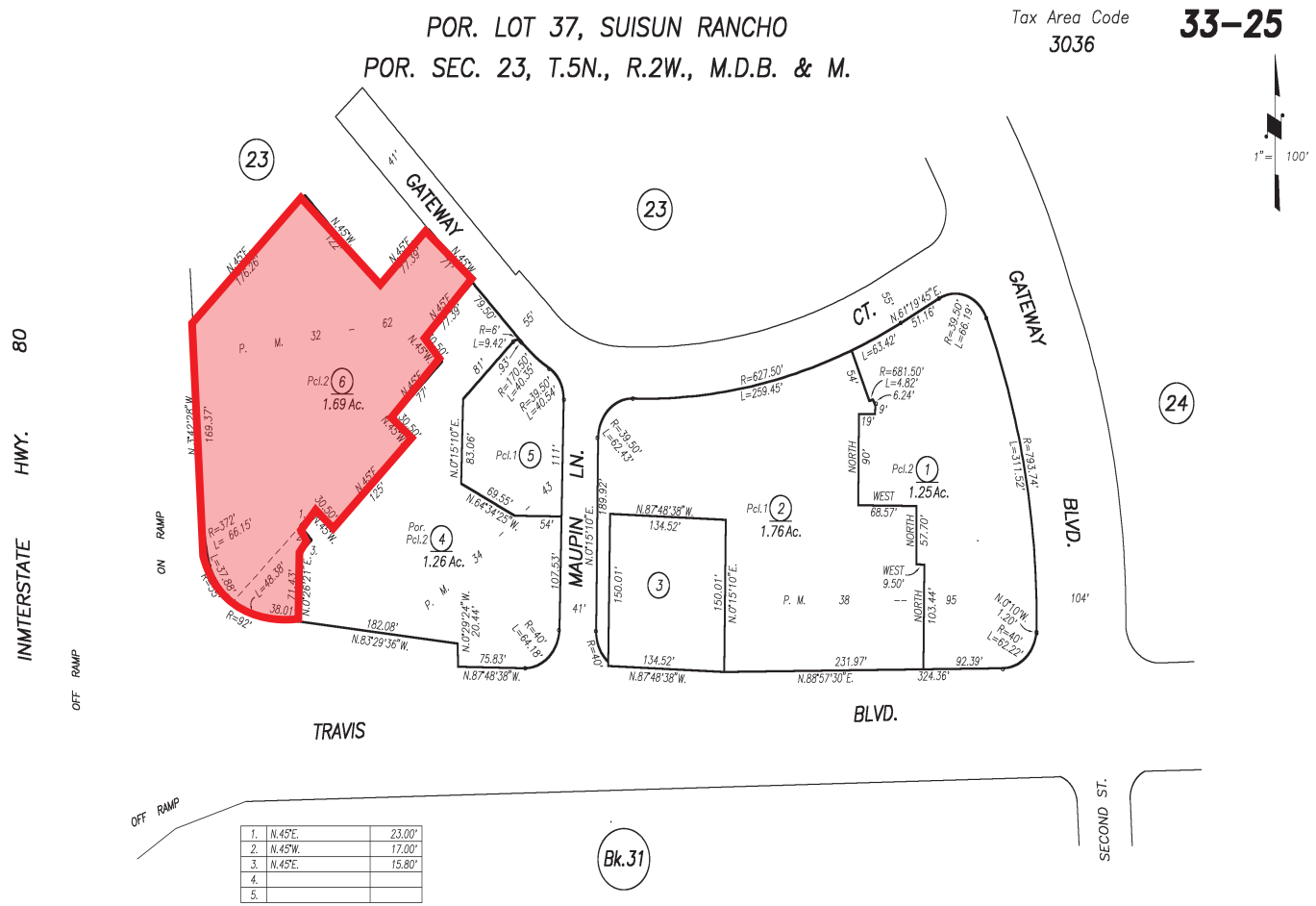

1.	N.45°E.	23.00'
2.	N.45°W.	17.00'
3.	N.45°E.	15.80'
4.		
5.		

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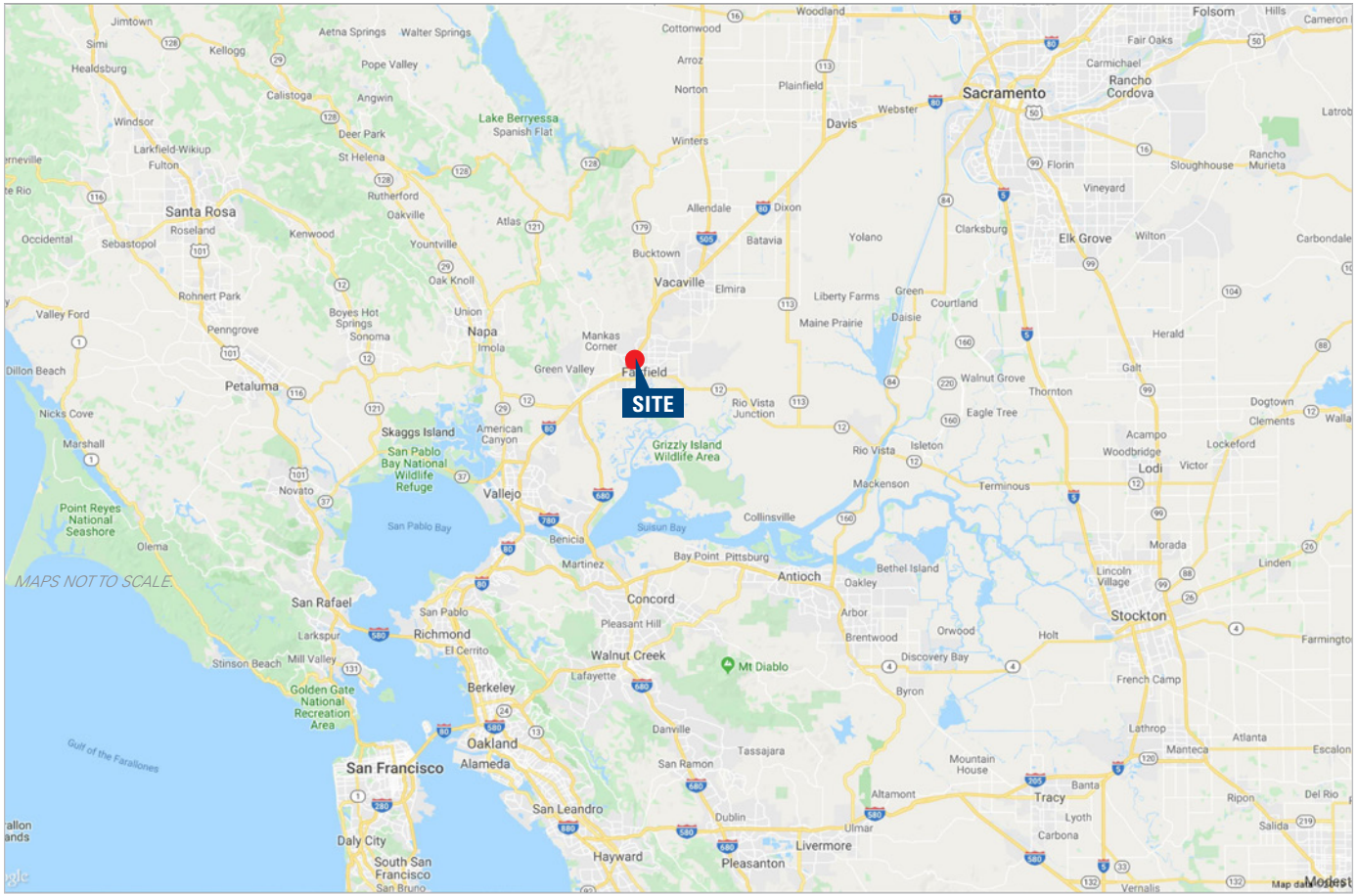
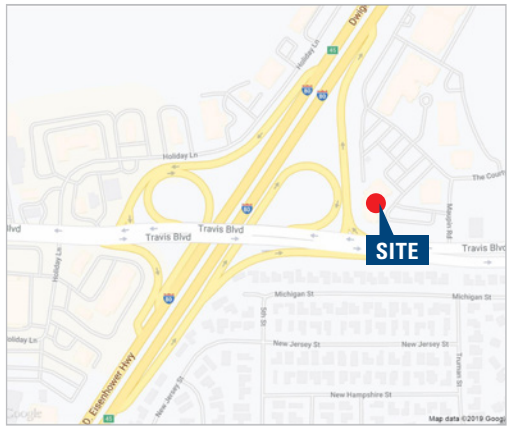
Area Map



Location Map



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The City of Fairfield, CA

Fairfield is a city in, and the county seat of, Solano County, California, in the North Bay sub-region of the San Francisco Bay Area. It is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 40 miles from the city center of both cities, approximately 40 miles from the city center of Oakland, less than 19 miles from Napa Valley, 16 miles from the Carquinez Bridge, and 14 miles from the Benicia Bridge. Fairfield was founded in 1856 by clippership captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

It is the home of Travis Air Force Base and the headquarters of Jelly Belly. With a population of 108,321 at the 2010 census, it is slightly smaller in population than Vallejo. Other nearby cities include Suisun City, Vacaville, Rio Vista, Benicia, and Napa.

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	1 Mile	3 Mile	5 Mile
POPULATION			
2018 Estimated Population	17,982	90,054	122,266
2023 Projected Population	18,925	94,808	128,590
2010 Census Population	17,089	85,074	114,432
2000 Census Population	16,642	82,111	104,330
Projected Annual Growth 2018 - 2023	1%	1%	1%
Historical Annual Growth 2000 - 2018	1%	1%	1%
2018 Median Age	37	36	36
Adj. Daytime Demographics Age 16 Years +	18,379	61,050	76,022
HOUSEHOLDS			
2018 Estimated Households	5,978	30,046	40,591
2023 Projected Households	6,179	31,048	41,894
2010 Census Households	5,703	28,522	38,201
2000 Census Households	5,542	27,190	34,200
Projected Annual Growth 2018 - 2023	1%	1%	1%
Historical Annual Growth 2000 - 2018	1%	1%	1%
RACE & ETHNICITY			
2018 Estimated White	45%	42%	42%
2018 Estimated Black/African American	15%	18%	17%
2018 Estimated Asian/Pacific Islander	10%	14%	17%
2018 Estimated American Indian/Native Alaskan	1%	1%	1%
2018 Estimated Other Races	28%	25%	23%
2018 Estimated Hispanic	37%	33%	30%

	1 Mile	3 Mile	5 Mile
INCOME			
2018 Estimated Average Household Income	$90,610	$92,130	$102,300
2018 Estimated Median Household Income	$69,572	$73,566	$82,063
2018 Estimated Per Capita Income	$30,325	$30,965	$34,136
EDUCATION			
2018 Estimated Elementary (Grade 0 - 8)	9%	9%	7%
2018 Estimated Some High School (Grade 9 - 11)	8%	8%	7%
2018 Estimated High School Graduate	25%	25%	24%
2018 Estimated Some College	27%	28%	28%
2018 Estimated Associates Degree Only	9%	8%	9%
2018 Estimated Bachelors Degree Only	16%	15%	17%
2018 Estimated Graduate Degree	7%	7%	7%
BUSINESS			
2018 Estimated Total Businesses	1,339	3,806	4,320
2018 Estimated Total Employees	12,646	34,189	39,898
2018 Estimated Employee Population per Business	9	9	9
2018 Estimated Residential Population per Business	13	24	28

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