

Chick-fil-A Ground Lease

Antioch, CA (San Francisco Bay Area) | Slatten Ranch Shopping Center



GRAND OPENING APRIL 3rd, 2025



[View Property Video](#)



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- 15-Year Absolute NNN Ground Lease to Chick-fil-A
 - Scheduled 10% Rental Escalations throughout Primary Term
 - No Landlord Maintenance Responsibilities
- Chick-fil-A has Highest Average Unit Volume Among QSR Users
 - Average Store Sales (Freestanding) Exceed \$9 Million
- Brand New Construction with Double Drive-Thru
- Prominent Hard-Corner Location at Junction of CA Highway 4 (76,000 AADT) & Lone Tree Way (41,900 AADT)
- Outparcel to High-Performing Target
 - Top 2% Location Nationally by Annual Visits & 10th Most Visited Target Store in California (per Placer.ai)
- Slatten Ranch Shopping Center Draws Nearly 6.7 Million Visitors per Year (per Placer.ai)
- High-Visit Volumes at Nearby QSR Tenants (per Placer.ai)
 - Adjacent Starbucks is Top 12% Location Nationally by Annual Visits
 - Taco Bell – Top 20% Location Nationally
 - In-N-Out – 591,400+ Visits per Year
- Average Household Income of \$156,479 and Average Home Value of \$790,233 within 3 Miles of Site
- Infill Location in Established East Bay Retail Hub with Significant Barriers to Entry
- 45 Miles from San Francisco & 40 Miles from Oakland



Chick-fil-A has Highest Average Unit Volume among QSR Users

AUV Exceeds \$9M
(Freestanding Locations)



311,251 Population
within 5 Miles



117,900 AADT Combined
at Junction of CA Highway 4
and Lone Tree Way



45 Miles from San Francisco
40 Miles from Oakland





📍	LOCATION	5705 Lone Tree Way, Antioch, CA 94531
↔	LOT SIZE	Approximately 1.33 acres or 57,934 square feet.
P	PARKING	There is ample parking available on site.
\$	FINANCING	This property will be delivered free and clear of permanent financing.
📈	IMPROVEMENTS	<p>An approximately 4,594 square foot building for Chick-fil-A with a double-drive thru component.</p> <p><i>The improvements are owned by the tenant; only the land is for sale.</i></p>
🏠	GROUND LEASE	Leased to Chick-fil-A, Inc. for 15 years at an initial annual rent of \$350,000. There are six (6) five-year options to renew the lease. Rent is to increase by 10% every five years through the primary term and at the start of each option period. The lease is absolute net with tenant responsible for all taxes, insurance, maintenance, signage; including roof and structure.

\$7,778,000

4.50% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5	(Current)	\$350,000	4.50%
Years 6-10		\$385,000	4.95%
Years 11-15		\$423,500	5.44%
Years 16-20	(Option 1)	\$465,850	5.99%
Years 21-25	(Option 2)	\$512,435	6.59%
Years 26-30	(Option 3)	\$563,679	7.25%
Years 31-35	(Option 4)	\$620,046	7.97%
Years 36-40	(Option 5)	\$682,051	8.77%
Years 41-45	(Option 6)	\$750,256	9.65%

Chick-fil-A



Chick-fil-A Generated 2023 Sales of Over \$21 Billion (14.7% YoY Increase)

Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.3M

Chick-fil-A, Inc., headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,059 restaurants, primarily in the United States, the majority of which are franchised. While credited with the invention of the boneless chicken sandwich, their special waffle potato fries are a top seller in all six regions. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states, Washington D.C., Puerto Rico, and Canada; with plans of further expansion into Michigan, the U.K., and Singapore.

Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeyes, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 8th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

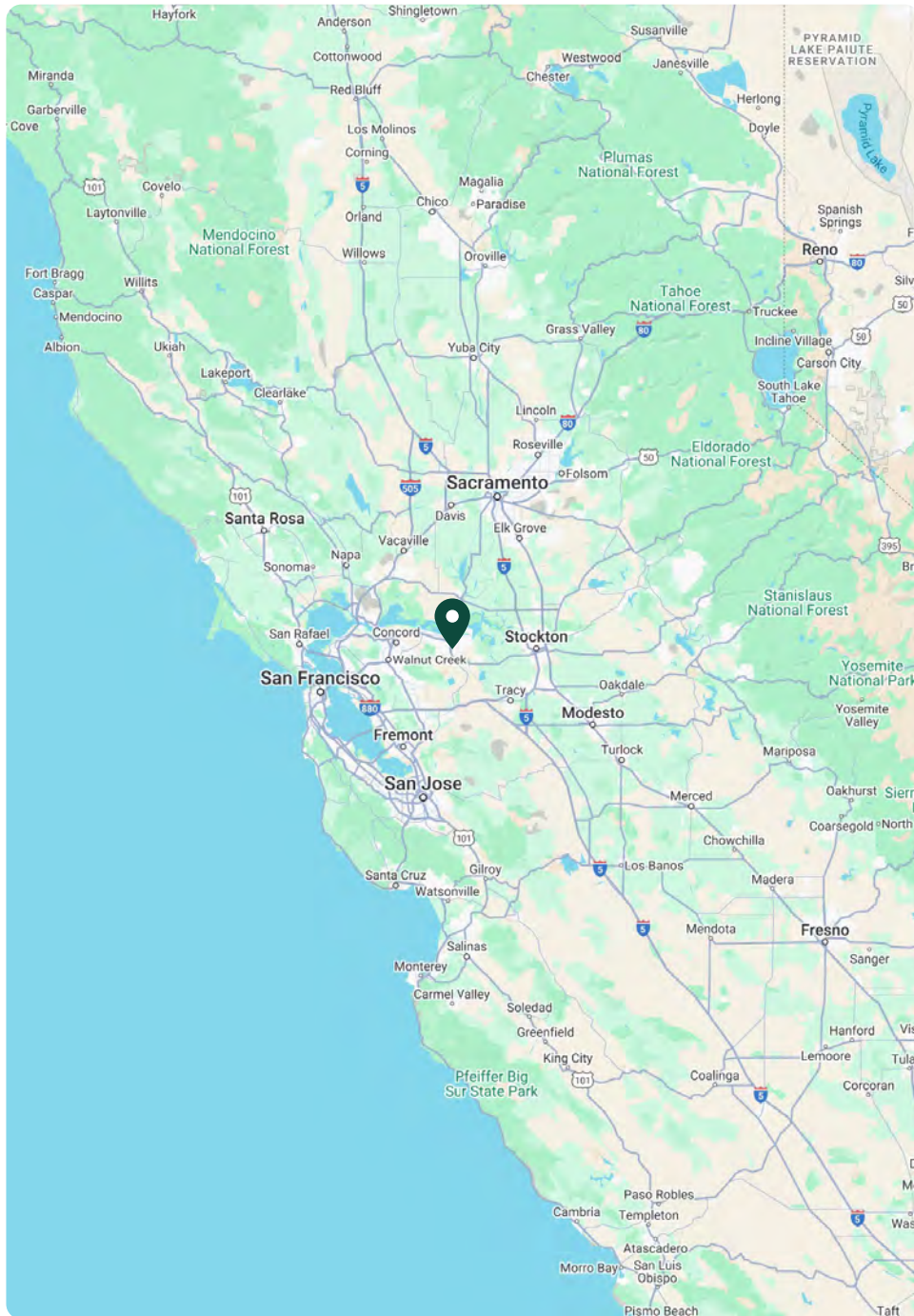












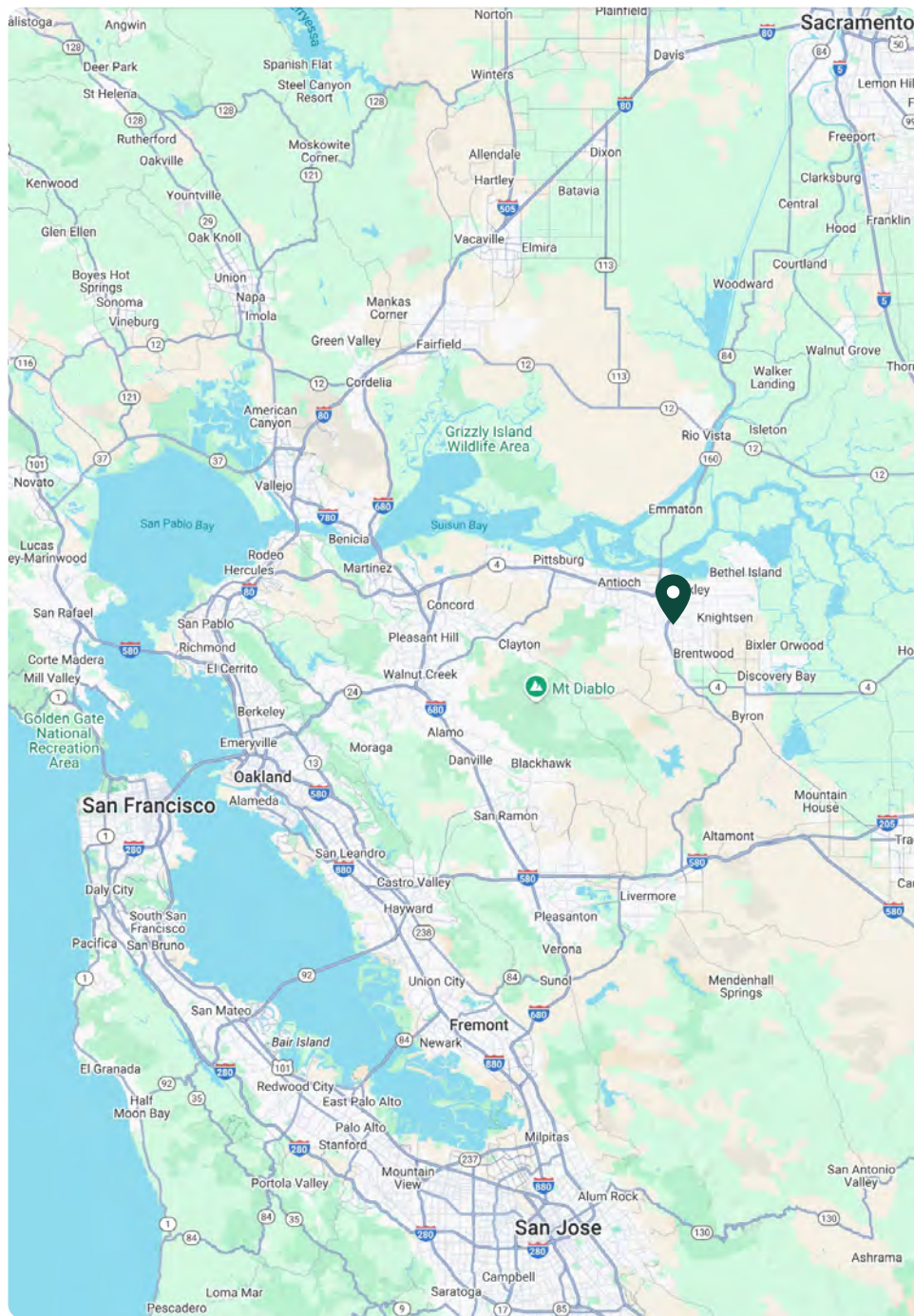
Antioch (population 115,077) is the third most-populous city in Contra Costa County in the East Bay region of the San Francisco Bay Area. Located on the San Joaquin–Sacramento River Delta, Antioch is a suburb of San Francisco, Oakland, and the greater Bay Area. California Highway 4, which runs through Antioch, is a major arterial that links the city to Oakland, San Francisco, and the Bay Area road network via Interstate 80 to the west and links to Stockton, Interstate 5, and Sacramento in the East.

Over the last 30 years, as growth in the Bay Area has skyrocketed, Antioch has experienced significant growth as a more affordable East Bay “bedroom community” to become the heart of east Contra Costa County. Located less than a forty-minute drive from Oakland and an hour’s drive from San Francisco, Antioch’s growth has spurred increased development and employment activity in the city. The pace of development in Antioch has driven increased activity for financial and insurance institutions, contractors, schools, hospitals, local businesses and more.

Major growth has resulted in over \$1 billion in transportation improvements to the area. The Highway 4 Widening Project was completed in 2016 with lanes added in both directions. Additionally, the ten mile, two-station extension to BART (Bay Area Rapid Transit) was completed in 2018 to connect further east to Pittsburg and Antioch.

Recent development activity in Antioch and the neighboring city of Brentwood (population 65,126) includes Slatten Ranch Townhomes (129 townhomes), The Hills at Park Ridge (525 single-family homes), Bayberry at Laurel Ranch (54 single-family homes), Laurel Ranch Townhomes (216 townhomes), Blossoms at Brentwood (288 apartments), Deer Valley Estates (121 single-family homes), Deca East & West (~50 acres of light industrial and associated office space), a brand new Costco location in Brentwood, and The Ranch, a proposed master-planned community to include ~1,200 residential units on over 250 acres with a commercial “Village Center” component and 23 acres of public park space.

Antioch and Brentwood are home to 7 public high schools as well as a new satellite campus of Los Medanos College, which opened in 2021.



The subject property benefits from excellent access and visibility at the intersection of Lone Tree Way (41,900 AADT) and California Highway 4 (76,000 AADT) in an established East Bay retail hub. The area is supported by dense, affluent demographics with a population of 311,251 and average household income of \$145,206 within a 10-mile radius.

The property is located in a dynamic retail corridor, outparcel to a top-performing Target within the Slatten Ranch shopping center, which also includes Hobby Lobby, Harbor Freight Tools, Five Below, Sephora, Starbucks, Panda Express and more. Surrounding retail includes Empire Shopping Center, anchored by PetSmart, Old Navy, and Office Depot; Brentwood Junction, anchored by WinCo Foods; Empire Crossings, with Wingstop and Jollibee; Shady Willow Plaza, with Bank of America, Carl's Jr. and Goodwill; Brentwood Station, with Buffalo Wild Wings, Wendy's, Nothing Bundt Cakes, and Chuck E. Cheese; a 24-Hour Fitness-anchored center with Taco Bell and Chase; and Lone Tree Plaza, which includes Kohl's, Michaels, Marshalls, Sportsman's Warehouse, Trader Joe's, and In-N-Out Burger.

Additional traffic-drivers in the immediate area include Golden Hills Christian School, Pioneer Elementary School, Freedom High School, Diamond Hills Sports Club and Spa, Isaac R. Montañez Elementary School, Carmen Dragon Elementary School, and Deer Valley High School. Kaiser Permanente Antioch Medical Center (150 beds) is located less than 3.5 miles from the site.

Nearby Shopping Centers & Retailers

Visit Data (per Placer.ai)

Slatten Ranch	6.7M annual visits
Target	2.7M annual visits, top 2% nationally
Hobby Lobby	Top 17% nationally
BevMo!	Top 5% in CA
Pet Food Express	Top 10% in CA
Men's Wearhouse	Top 6% nationally
Starbucks	Top 12% nationally
Coldstone Creamery	Top 7% in CA
Lone Tree Plaza	6.9M annual visits
Lone Tree Retail Center	2.8M annual visits
Empire Shopping Center	1.8M annual visits
Brentwood Station	1.1M annual visits
Home Depot	1.1M annual visits

311,251



2024 Total Population

\$786,472



Average Home Value

\$145,206



Average Household Income



📍 5705 Lone Tree Way | Antioch, CA 94531

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	114,862	189,358	298,835
2024 Total Population	123,254	201,841	311,251
2029 Total Population	127,418	207,151	317,284
2024-2029 Annual Rate	0.67%	0.52%	0.38%
2024 Total Daytime Population	91,390	151,719	240,834
Average Household Income			
2024	\$162,976	\$156,479	\$145,206
2029	\$190,362	\$183,494	\$170,235
Average Home Value			
2024	\$802,809	\$790,233	\$786,472
2029	\$1,051,376	\$1,029,718	\$1,032,481

Major Employees in Antioch	# of Employees
Kaiser Permanente	2,720
Antioch Unified School District	2,190
Sutter Delta Medical Center	972
Contra Costa County Social Services	220
City of Antioch	316
Costco	292
Walmart	225
Target	220



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