

OFFERING MEMORANDUM

Carl's Jr.

Rohnert Park, CA (Somona County)





PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA RE License #01251740

01

02

03

04

05

09

11

Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Fisher James Corp. & Keystone Real Estate Advisors, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Adjacent to US-101 in Sonoma County

108,000 ADT



Less than 3 Miles from Sonoma State University

9,300 Students & 1,186 Staff



\$127,859 Average Household Income

within a 3-Mile Radius

- Long Term Corporate NNN Lease to Carl's Jr. with ~6 Years Remaining
 - No Landlord Responsibilities
- Established, Long Term Operating History
 - Carl's Jr. has Been Operating at this Location for 40 Years with Previous Extensions Exercised
- Situated Adjacent to Highly Trafficked US-101 (108,000 ADT) in Sonoma County
 - Off Redwood Drive Near its Intersection with Rohnert Park Expressway (44,559 ADT Combined)
- Convenient Location within a Dense Retail Corridor
 - Surrounding Retailers include Target, Costco, FoodMaxx, PetSmart, Dollar Tree, Starbucks, Panda Express, Office Depot & More
 - Estimated Sales Exceed \$500 Million in this Retail Corridor
- Built-In Customer Base Surrounded by Schools, Commercial Space, Attractions, and Residential Neighborhoods
 - Less than 3 Miles from Sonoma State University (10,486 Students + Staff)
 - 2.5 Miles from Rancho Cotate High School (1,674 Students)
 - 1.2 Miles from Graton Resort & Casino – 2.9M Annual Visits (per Placer.ai)
 - Half a Mile from Largest Pickleball Facility in the North Bay, including a Gym, Wellness Center, & Health Club (Expected Q4 2025)
- Robust Demographics in Highly Desirable Rohnert Park
- Part of the Santa Rosa-Petaluma MSA
 - Population of Over 485,000
- 6.5 Miles from the City of Santa Rosa & 45 Miles North of San Francisco





\$2,541,000

6.00% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Period		Annual Rent	Return
5/1/2021 – 4/30/2026	(Current)	\$138,600	N/A
5/1/2026 – 4/30/2031	(Capitalized)	\$152,460	6.00%

	LOCATION	6460 Redwood Dr, Rohnert Park, CA 94928
	LOT SIZE	±0.75 acres or ±32,670 square feet
	IMPROVEMENTS	±3,414 square foot retail building for Carl's Jr. with a drive-thru component
	YEAR BUILT	1986
	PARKING	20 parking spaces
	TENANT	Carl Karcher Enterprises, Inc., now CKE Restaurants Holdings, Inc. (Carl's Jr.)
	LEASE EXPIRATION	April 30, 2031
	ANNUAL RENT (MAY 2026)	\$152,460
	TAXES	Tenant is responsible for all taxes
	INSURANCE	Tenant is responsible for all insurance costs
	MAINTENANCE	Tenant is responsible for all repair and maintenance, including HVAC, roof, structure, and parking lot
	RIGHT OF FIRST REFUSAL	Tenant has the right of first refusal to purchase the property on the same terms and conditions as any bona fide offer to purchase the property within twenty (20) days of receiving Landlord's notice of such an offer.
	FINANCING	The property will be delivered free and clear of permanent financing

Carl's Jr.



Iconic Fast Food Brand with a Strong Presence in California

CKE Restaurants Holdings has 3,800+ Locations Across 43 Countries

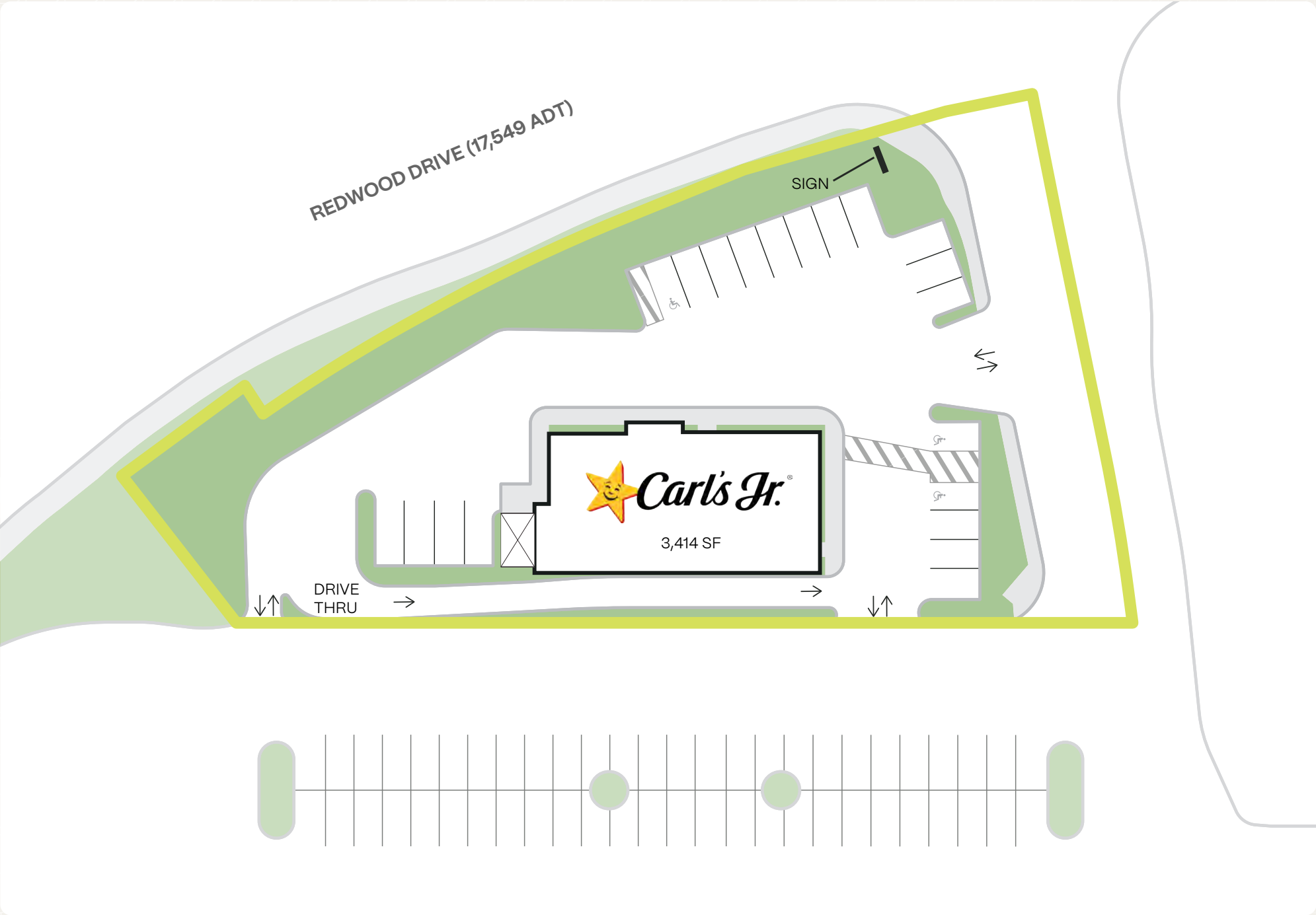
Carl's Jr. is an American fast-food restaurant chain founded by Carl Karcher in 1941 in Anaheim, California. What began as a small hot dog cart quickly evolved into a regional and later national quick-service brand with a longstanding history and strong recognition. The chain is known for its bold, indulgent burgers, innovative marketing, and signature menu items, including the Western Bacon Cheeseburger, Famous Star, and a range of charbroiled chicken sandwiches.

Now headquartered in Franklin, Tennessee, Carl's Jr. is part of CKE Restaurant Holdings, Inc., which also owns Hardee's. Together, the two brands operate or franchise more than 1,000 U.S. locations across 16 states, and a total of 3,800 franchised and company-operated restaurants worldwide. The Carl's Jr. brand maintains particular strength in the western United States, with approximately 62 percent of its U.S. locations in California, where it enjoys a loyal customer base and significant brand recognition. The company continues to drive its digital strategy and technology initiatives and innovate its offerings while maintaining a strong presence in the competitive fast-food sector.

Carl Karcher Enterprises, Inc., now known as **CKE Restaurants Holdings, Inc.**, is the corporate entity that encompasses both the Carl's Jr. and Hardee's brands.

For more information, visit www.carlsjr.com and www.ckr.com.











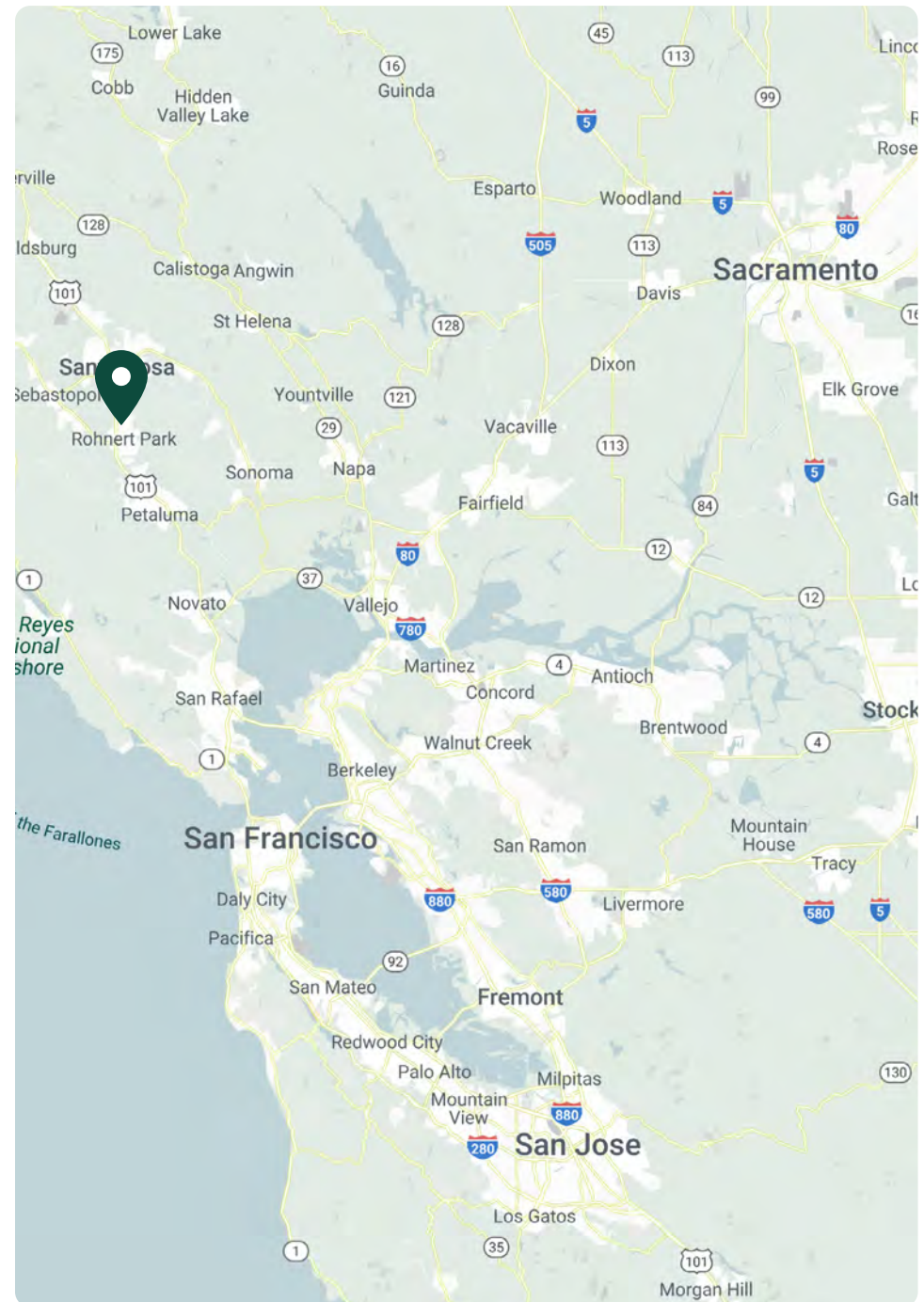


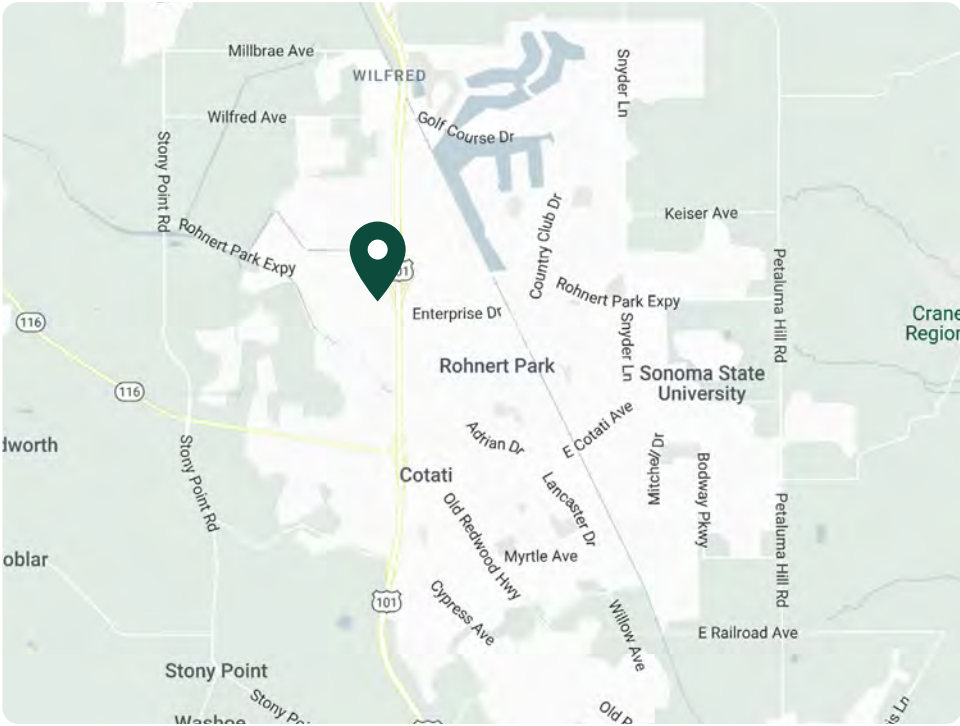
Strategic Growth Hub in Sonoma County

The City of Rohnert Park (population 45,107) is located in central Sonoma County, approximately 45 miles north of San Francisco on US Highway 101, with sweeping views of Sonoma and Taylor Mountains in the heart of Wine Country. Nicknamed "The Friendly City," it is one of the first planned communities in the U.S. with each neighborhood designed around a park and elementary school. Popular tourism venues, including hundreds of local wineries, the Pacific Ocean, and giant redwoods, are just minutes away. Top industries in the City by employment include Accommodation and Food, comprising 17.7%, Retail Trade with 17.1%, Manufacturing 8.8%, Healthcare 7.2%, and Construction 6.9%. It is part of the Santa Rosa–Petaluma MSA (population 485,887), which is comprised of Sonoma County, part of the San Jose–San Francisco–Oakland combined statistical area (population 9,545,921), the second largest in California after Greater Los Angeles, the fifth-largest CSA in the U.S., and the 42nd largest urban area in the world.

The City's economic development plans include Sonoma County Tourism to attract visitors to Sonoma county including key attractions such as Green Music Center, the Graton Resort and Casino, and numerous family-friendly entertainment options; supporting additional hotels, with two opening in the last couple of years and others in the planning stages; a highly responsive permitting system to expedite appropriate development and new business formation and attraction; recruiting retail businesses, providing infrastructure to support future downtown development, and adding single and multi-family housing, including a 218-unit affordable apartment complex, to address the regional shortage. Production of single-family homes continues at SOMO Village, the University District and in the Southeast Specific Plan.

The city itself is surrounded by farms and grazing land where nationally sought-after organic and boutique vegetables, fruits and cheeses are grown and produced. Sonoma County's agriculture is a leading sector with a total production value of \$1.1 billion. Almost 71% of the gross value of agricultural commodities is attributed to wine grapes, while other prominent crops include milk, poultry, cattle, nursery products and vegetables.





High-Traffic Retail Corridor Anchored by National Brands

Carl’s Jr. is prominently positioned with excellent visibility and access along Redwood Drive (17,549 ADT), adjacent to the intersection of Rohnert Park Expressway (27,010 ADT) and US-101 (108,500 ADT). The property is situated within a dense and highly active retail corridor, neighbored by prominent national retailers including Target, Starbucks, Dollar Tree, Office Depot, Olive Garden, AT&T, Cold Stone Creamery, Panda Express, and FedEx Office. Nearby shopping centers further enhance the area’s retail draw, including FoodMaxx, PetSmart, Costco, Ashley Furniture, and Planet Fitness. Additional centers in close proximity include North Bay Center (with Grocery Outlet, 24 Hour Fitness, Chipotle, and Panera Bread), Park Plaza Center (anchored by Safeway, CVS, Verizon, and Wingstop), and Raley’s Town Center (featuring Raley’s, Round Table Pizza, and Chase Bank).

The property benefits from a strong built-in customer base and steady daily traffic from nearby schools, commercial developments, and hotels. Sonoma State University, with 9,300 students and 1,186 staff, is located less than three miles away. Rancho Cotate High School, with 1,674 students, lies 2.5 miles from the site. Additional demand drivers include Graton Resort & Casino (1.2 miles), Scandia Family Fun Center (1 mile), Rebounderz Trampoline Park, Home2 Suites by Hilton, Hampton Inn & Suites, Rodeway Inn, Fairfield Inn & Suites, and several nearby industrial and business parks, as well as the Rohnert Park Park & Ride.

A major development shaping the area is SOMO Village, a sustainable, mixed-use community that blends modern living with the natural beauty of Sonoma County. The 200-acre master-planned development emphasizes wellness, sustainability, and community, featuring a 25-acre organic farm, thoughtfully designed neighborhoods totaling 1,750 homes, public art installations, the Old Caz Brew Pub, a high school, a coworking hub, and a solar-powered outdoor concert venue. This development further enhances Rohnert Park’s appeal as a thriving, forward-looking community within Sonoma County.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Graton Resort & Casino	2.9M Annual Visits
Costco	2.6M Annual Visits
Target	1.4M Annual Visits
Safeway	1.4M Annual Visits, Top 7% Nationwide
Chick-fil-A	984,500 Annual Visits, Top 17% in CA
In-N-Out	734,000 Annual Visits
McDonald’s	526,600 Annual Visits
Starbucks	354,200 Annual Visits
Chipotle	281,600 Annual Visits, Top 9% Nationwide
Jack in the Box	274,100 Annual Visits, Top 20% Nationwide

96,362

2025 Total Population



\$805,774

Average Home Value



\$127,859

Average Household Income



📍 6460 Redwood Dr, Rohnert Park, CA



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	12,288	60,795	91,628
2025 Total Population	13,062	63,024	96,362
2030 Total Population	13,068	62,657	95,959
Average Household Income			
2025	\$100,426	\$127,859	\$126,149
2030	\$110,372	\$141,398	\$139,828
Average Home Value			
2025	\$647,917	\$781,387	\$805,774
2030	\$765,387	\$906,004	\$932,779

Major Employers in Rohnert Park	# of Employees
Sonoma State University	1,186
Cotati-Rohnert Park USD	638
City of Rohnert Park	415
Home Depot	252
Costco Wholesale	218
Comcast	210
Walmart	201
Ilex Health	176
Target	150
Morton Bassett	130



PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

JOHN SCHAEFER
Principal
(415) 235-8115
john@keystonerea.com
CA RE License #01251740