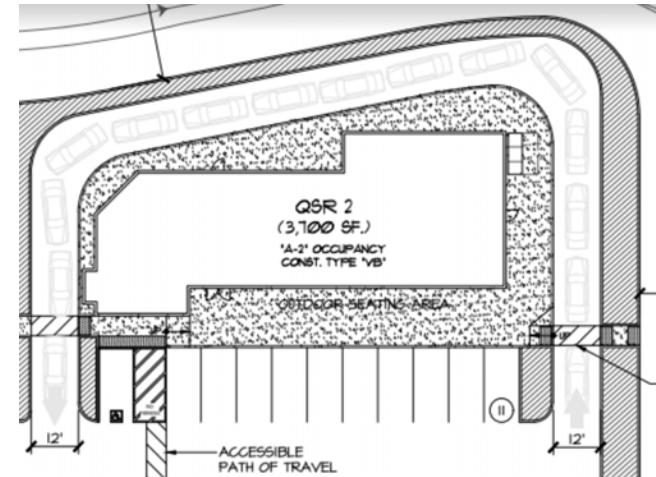


QSR PAD 2 FOR LEASE

NEW HWY 101 FUELING CENTER

802 El Camino Real Greenfield, CA 93927



LEASE INFORMATION

- Fully Entitled Quick Service Restaurant Pad with Drive Thru
- Planned 3,700 sf Restaurant
- On & Off site improvements to be completed by developer
- Visible from 101 (approx 35k VPD)
- TYPE: Ground Lease
- LOT SIZE: 0.75 ac (approx)
- TERM: 180 months
- RATE: \$145,000 / Year

DESCRIPTION

Pads will be delivered in ready-build condition with utilities to site, and off-site and common amenities to be completed by the developer. Conditional use permits will be in place for designated uses, including drive-thru's.

These pads are co-located with a new Gas Station, Market, Car Wash and Truck Fueling Center, and offering direct visibility to the 35,000 + VPD on 101.

Kurt Parkinson
916 798 4214
CalDRE #01517516



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QSR PAD 2

NEW HWY 101 FUELING CENTER

802 El Camino Real Greenfield, CA 93927



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NEW HWY 101 FUELING CENTER

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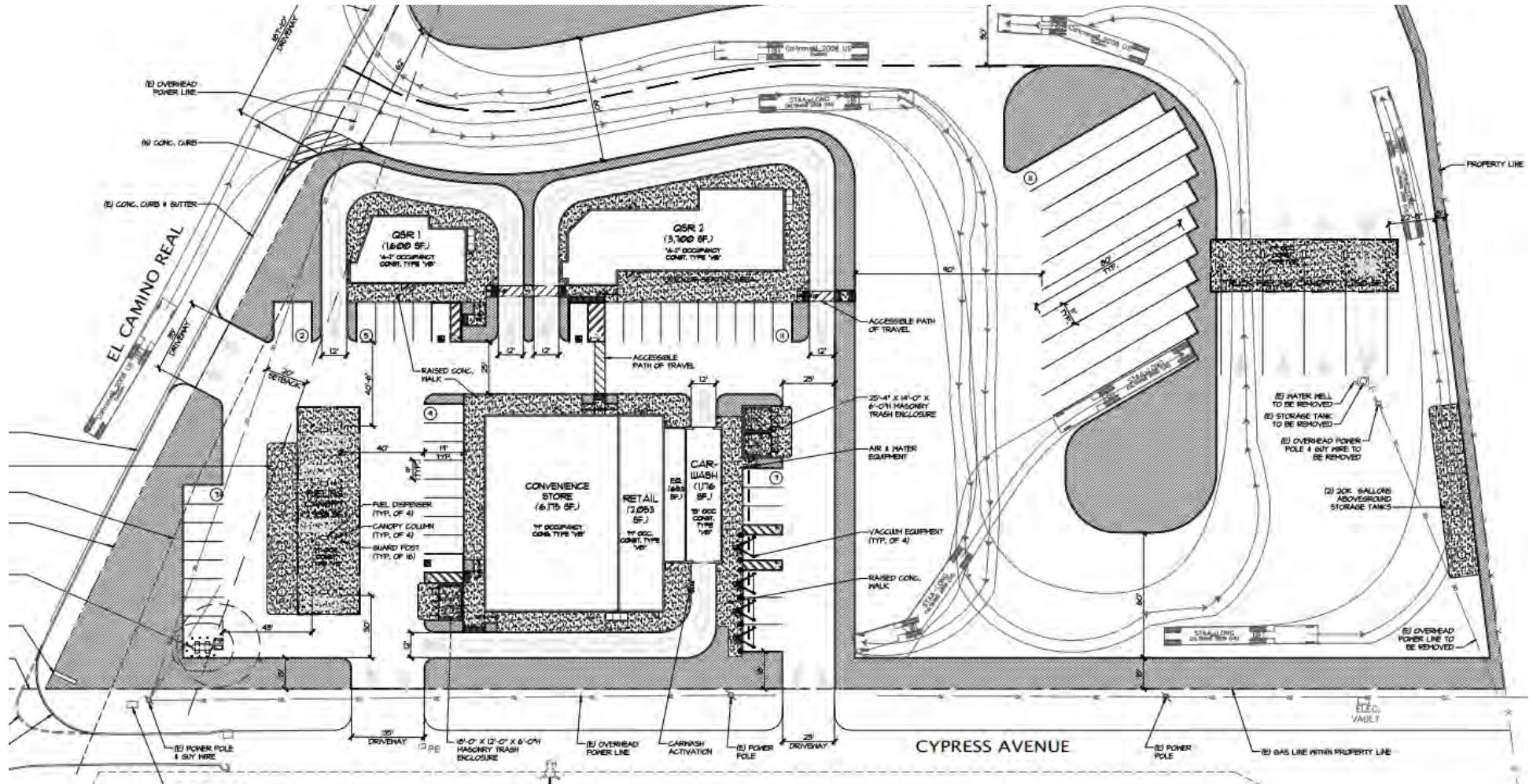
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FULL SITE PLAN

NEW HWY 101 FUELING CENTER

802 El Camino Real Greenfield, CA 93927



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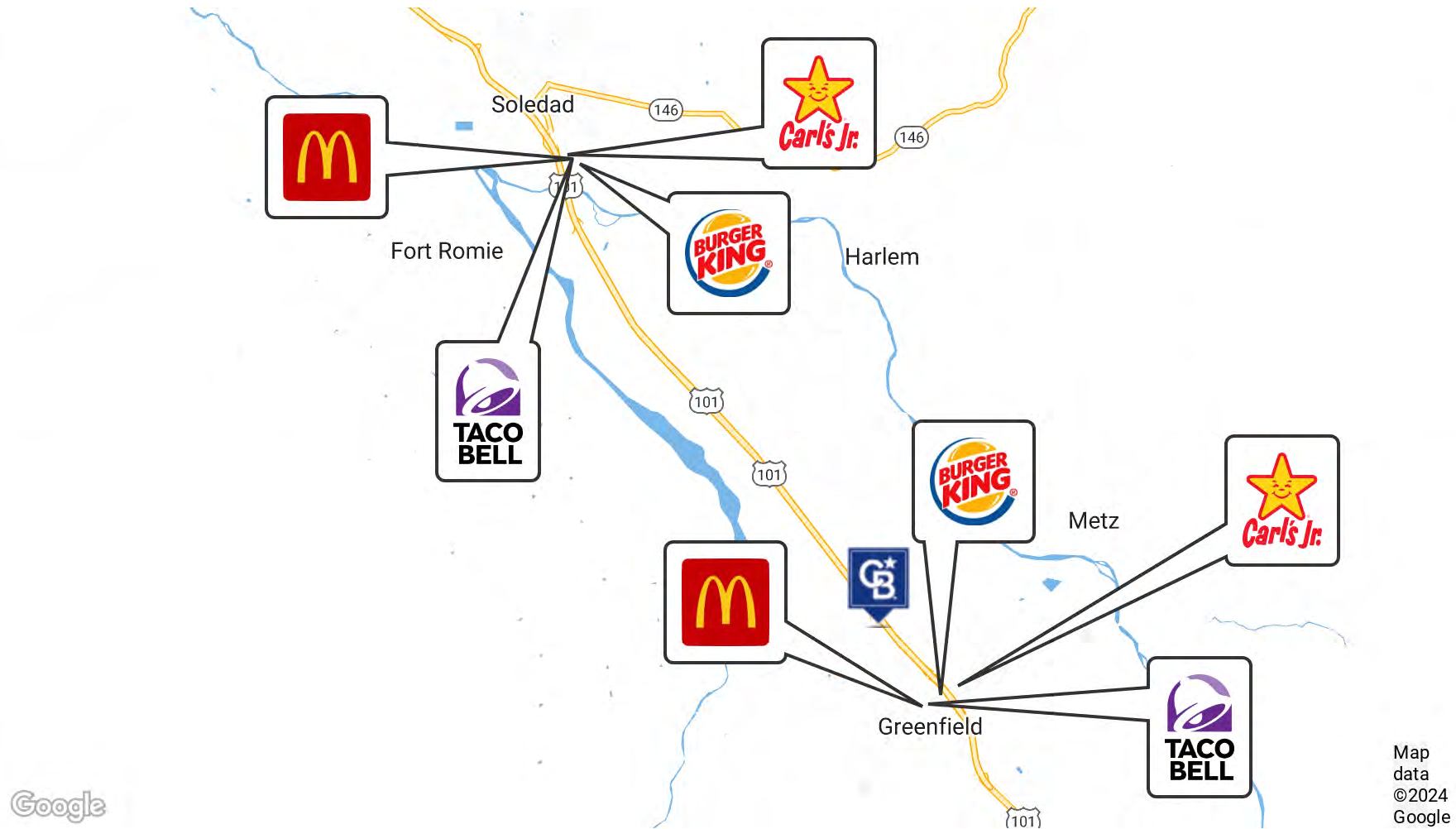


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NEW HWY 101 FUELING CENTER

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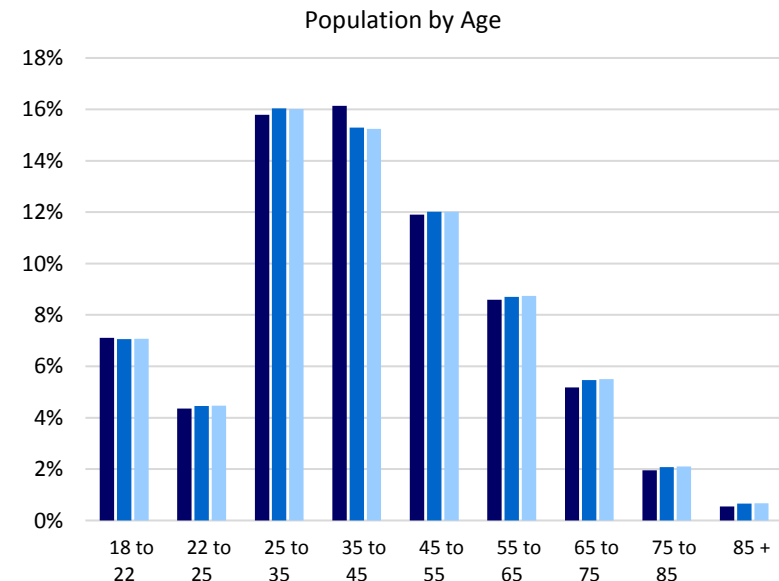
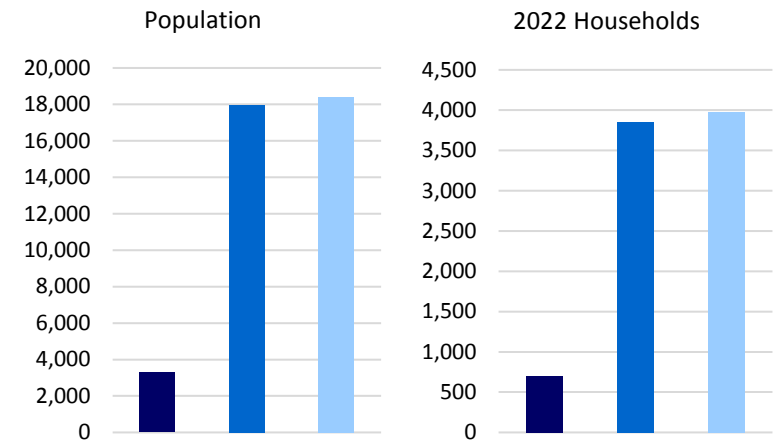
Demographics around 802 El Camino Real, Greenfield, California 93927, United States



Consumer Profile Report

STI: PopStats, 2022 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2022 Population	3,288	---	17,959	---	18,387	---
2027 Projected Population	3,455	---	18,797	---	19,245	---
Pop Growth (%)	5.1%	---	4.7%	---	4.7%	---
2022 Households	705	---	3,858	---	3,974	---
2027 Projected Households	741	---	4,038	---	4,160	---
HH Growth (%)	5.1%	---	4.7%	---	4.7%	---
Census Year						
2000 Population	2,179	---	13,695	---	14,078	---
2010 Population	3,030	---	16,901	---	17,304	---
Pop Growth (%)	39.0%	---	23.4%	---	22.9%	---
2000 Households	493	---	2,943	---	3,049	---
2010 Households	649	---	3,629	---	3,738	---
HH Growth (%)	31.7%	---	23.3%	---	22.6%	---
Total Population by Age						
Average Age (2022)	33.0		33.3		33.3	
Children (2022)						
0 - 4 Years	251		1,332		1,362	
5 - 9 Years	267		1,410		1,440	
10-13 Years	168		942		964	
14-17 Years	250		1,388		1,416	
Adults (2022)						
18 to 22	234	7.1%	1,269	7.1%	1,301	7.1%
22 to 25	143	4.4%	801	4.5%	822	4.5%
25 to 35	519	15.8%	2,880	16.0%	2,945	16.0%
35 to 45	530	16.1%	2,746	15.3%	2,802	15.2%
45 to 55	391	11.9%	2,157	12.0%	2,208	12.0%
55 to 65	282	8.6%	1,564	8.7%	1,607	8.7%
65 to 75	170	5.2%	981	5.5%	1,011	5.5%
75 to 85	64	2.0%	373	2.1%	387	2.1%
85 +	18	0.5%	117	0.7%	122	0.7%



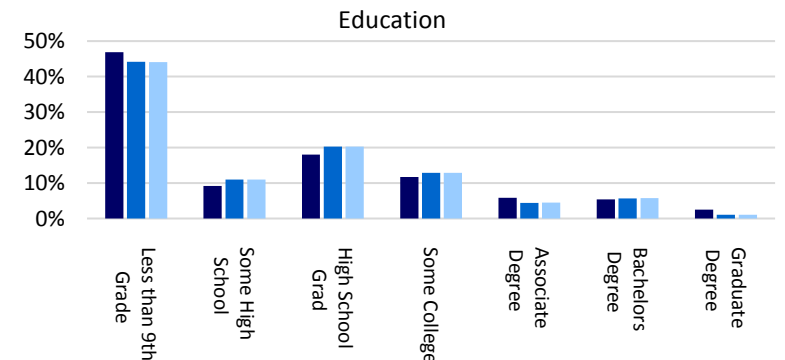
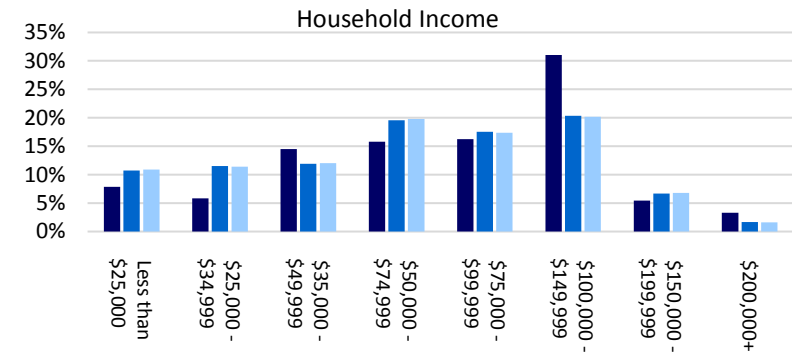
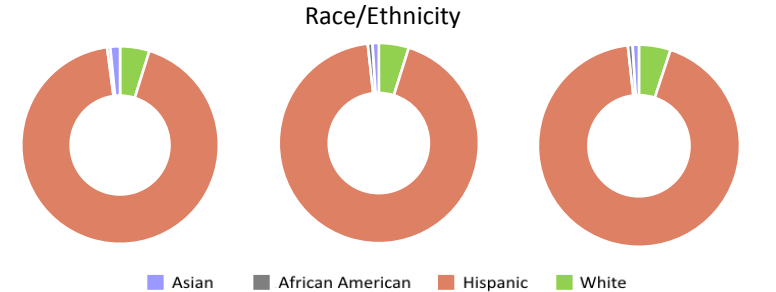
Demographics around 802 El Camino Real, Greenfield, California 93927, United States



Consumer Profile Report

STI: PopStats, 2022 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2022)						
White, Non-Hispanic	156	4.8%	862	4.8%	923	5.0%
Hispanic	3,023	91.9%	16,583	92.3%	16,940	92.1%
African American	17	0.5%	137	0.8%	138	0.8%
Asian	52	1.6%	179	1.0%	182	1.0%
Language at Home (2022)						
Spanish	2,525	83.1%	13,591	81.7%	13,921	81.8%
Asian Language	7	0.2%	20	0.1%	20	0.1%
Ancestry (2022)						
American Indian (ancestry)	7	0.2%	55	0.3%	55	0.3%
Hawaiin (ancestry)	6	0.2%	9	0.1%	9	0.0%
Household Income (2022)						
Per Capita Income	\$19,920	---	\$17,240	---	\$17,323	---
Average HH Income	\$92,862	---	\$80,262	---	\$80,154	---
Median HH Income	\$83,128	---	\$68,031	---	\$67,471	---
Less than \$25,000	55	7.8%	415	10.8%	433	10.9%
\$25,000 - \$34,999	41	5.9%	445	11.5%	453	11.4%
\$35,000 - \$49,999	102	14.5%	460	11.9%	477	12.0%
\$50,000 - \$74,999	111	15.8%	755	19.6%	785	19.8%
\$75,000 - \$99,999	114	16.2%	677	17.6%	691	17.4%
\$100,000 - \$149,999	219	31.0%	785	20.3%	801	20.2%
\$150,000 - \$199,999	39	5.5%	257	6.7%	270	6.8%
\$200,000+	23	3.3%	64	1.7%	64	1.6%
Education (2022)						
Less than 9th Grade	926	46.9%	4,775	44.1%	4,886	44.1%
Some High School	181	9.1%	1,191	11.0%	1,217	11.0%
High School Grad	356	18.0%	2,197	20.3%	2,245	20.3%
Some College	232	11.7%	1,391	12.9%	1,428	12.9%
Associate Degree	114	5.8%	479	4.4%	493	4.5%
Bachelors Degree	107	5.4%	612	5.7%	634	5.7%
Graduate Degree	50	2.5%	116	1.1%	120	1.1%



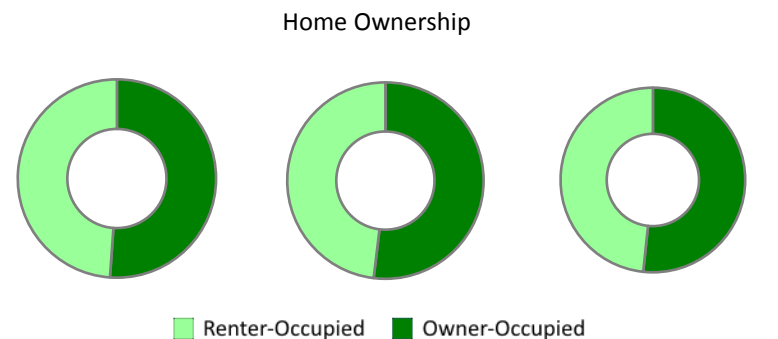
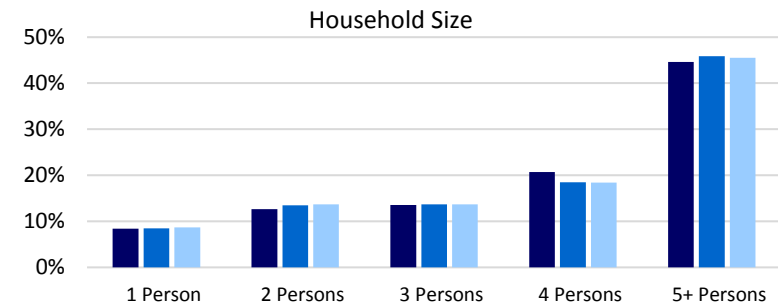
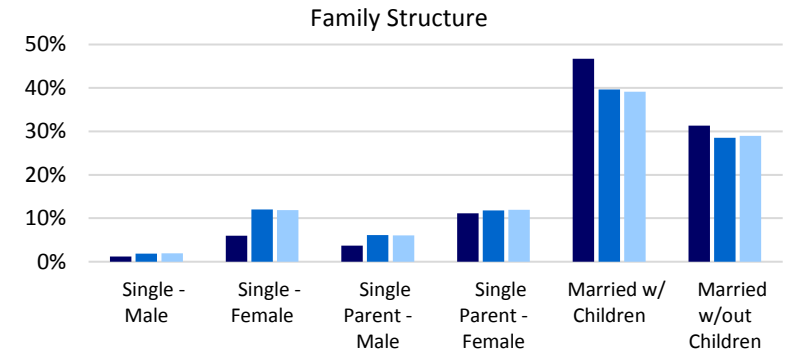
Demographics around 802 El Camino Real, Greenfield, California 93927, United States



Consumer Profile Report

STI: PopStats, 2022 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2022)	628		3,483		3,576	
Single - Male	8	1.2%	65	1.9%	69	1.9%
Single - Female	38	6.0%	418	12.0%	426	11.9%
Single Parent - Male	23	3.7%	214	6.2%	216	6.0%
Single Parent - Female	70	11.1%	411	11.8%	428	12.0%
Married w/ Children	293	46.7%	1,381	39.6%	1,400	39.2%
Married w/out Children	197	31.3%	994	28.5%	1,037	29.0%
Household Size (2022)						
1 Person	59	8.4%	328	8.5%	346	8.7%
2 Persons	89	12.6%	520	13.5%	545	13.7%
3 Persons	96	13.6%	528	13.7%	544	13.7%
4 Persons	146	20.7%	712	18.5%	731	18.4%
5+ Persons	315	44.6%	1,770	45.9%	1,808	45.5%
Home Ownership (2022)	705		3,858		3,974	
Owners	361	51.1%	2,003	51.9%	2,053	51.7%
Renters	345	48.9%	1,855	48.1%	1,920	48.3%
Components of Change (2022)						
Births	43	1.3%	234	1.3%	240	1.3%
Deaths	14	0.4%	81	0.5%	84	0.5%
Migration	72	2.2%	297	1.7%	310	1.7%
Unemployment Rate (2022)	0.9%		1.4%		1.4%	
Employment, Pop 16+ (2022)	2,480		13,619		13,952	
Armed Services	0	0.0%	0	0.0%	0	0.0%
Civilian	1,612	65.0%	8,539	62.7%	8,741	62.6%
Employed	1,598	64.5%	8,427	61.9%	8,625	61.8%
Unemployed	14	0.6%	112	0.8%	116	0.8%
Not in Labor Force	867	35.0%	5,080	37.3%	5,212	37.4%
Businesses						
Establishments	29	---	109	---	122	---
Employees (FTEs)	283	---	1,054	---	1,148	---



NEW HWY 101 FUELING CENTER

802 El Camino Real Greenfield, CA 93927



ABOUT GREENFIELD

The City of Greenfield, CA, is located along Highway 101 and provides easy access for travelers passing through the area. This means that businesses located in the area can attract a wide range of customers, including tourists, truck drivers, and locals looking for a convenient shopping experience.

While Greenfield may be a small community, its population is growing. This means that businesses located in the area have the potential to tap into a growing customer base, including families, young professionals, and retirees. Greenfield is located in an agricultural region known for its rich soil and ideal climate for growing a variety of crops. This means that businesses located in the area can support the local economy by sourcing ingredients locally, supporting local farmers and suppliers, and creating jobs for local residents. Greenfield is located near popular tourist destinations, such as Monterey Bay and the Pinnacles National Park. This means that businesses located in the area have the potential to attract tourists looking for unique shopping and dining experiences.

Greenfield is a tight-knit community where residents take pride in supporting local businesses. By locating in Greenfield, businesses have the opportunity to become part of the community and build relationships with local residents and business owners. Compared to larger cities and urban areas, the cost of doing business in Greenfield may be lower. This means that businesses can save money on rent, utilities, and other expenses, allowing them to invest more in marketing, product development, and customer service. From the community's growing population to its proximity to popular tourist destinations, businesses located in the area have the potential to attract a wide range of customers and support the local economy while enjoying the cost-effective advantages of operating in a smaller community.

Kurt Parkinson
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NEW HWY 101 FUELING CENTER

802 El Camino Real Greenfield, CA 93927



KURT PARKINSON

Commercial Sales / Investment Specialist

kurt.parkinson@goparkinson.com

Direct: 916.798.4214

CalDRE #01517516

PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

Kurt Parkinson

916 798 4214

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