TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER FRESH FISH · LIVE LOBSTER



This email may contain privileged and confidential information, and is intended only for the use of the individual or entity named above. The recipients are advised that the sender and Triple Net Investment Group Inc are not qualified to provide legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients attorney, accountant, or tax professional. Nothing in this communication should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. .

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER



This email may contain privileged and confidential information, and is intended only for the use of the individual or entity named above. The recipients are advised that the sender and Triple Net Investment Group Inc are not qualified to provide legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients attorney, accountant, or tax professional. Nothing in this communication should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. .

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER

Property Highlights

- Corporate Guarantee with 13 Years NNN Lease
- Absolute Triple-Net Lease—No Landlord Responsibilities
- 2% Annual Rental Increases with Four 5-Year Renewal Options
- 7,537 SF Restaurant on Approximately 1.91 Acres
- Minutes from George Mason University
- Excellent Visibility Along Fairfax Boulevard
- Traffic Counts Exceeding 42,000 Vehicles per Day
- Zoning Allows Hotel, Medical, and Retail Uses



Property Summary:

Triple Net Investment Group is pleased to present the Red Lobster located at 10325 Fairfax Boulevard in Fairfax, Virginia. The property consists of approximately 7,537 square feet situated on approximately 1.91 acres.

The property is leased to Red Lobster Restaurants, LLC under an absolute triple-net lease with no landlord responsibilities. The lease currently expires December 31, 2039, providing approximately 13.25 years of remaining term. Current annual minimum rent is $300,000 and increases by 2% annually beginning each August 1. The lease also includes four five-year renewal options.

This email may contain privileged and confidential information, and is intended only for the use of the individual or entity named above. The recipients are advised that the sender and Triple Net Investment Group Inc are not qualified to provide legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients attorney, accountant, or tax professional. Nothing in this communication should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. .

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER

PROPERTY INFORMATION

Address	10325 Fairfax Boulevard, Fairfax, VA 22030	**Price**	$5,000,000.00
Tenant Trade Name	Red Lobster Restaurants	**Capitalization Rate**	6%
Guarantor	Red Lobster Restaurants LLC	**Year Built**	1977
NOI	$300,000.00	**Options**	Four (Five year) Options
Land Size	83,961 SF	**Landlord Responsibilities**	None
Building Size	7,537 SF	**Rent Commencement**	July 28, 2014
Lease Type	Triple-Net (NNN)	**Lease End Date**	12/31/2039
Lease Term	13.25 Years	**Rent Increase**	2% Every Year

This email may contain privileged and confidential information, and is intended only for the use of the individual or entity named above. The recipients are advised that the sender and Triple Net Investment Group Inc are not qualified to provide legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients attorney, accountant, or tax professional. Nothing in this communication should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. .

CORPORATE PROFILE



Red Lobster is one of the world's largest seafood restaurant companies, serving guests across more than 500 locations throughout the United States and Canada. Founded in 1968 and headquartered in Orlando, Florida, Red Lobster has grown from a single family-owned restaurant into one of the most recognized seafood dining brands in North America. The company is known for serving freshly prepared seafood, including lobster, shrimp, crab and fish, as well as its signature Cheddar Bay Biscuits®, while maintaining a longstanding focus on traceable, sustainable and responsibly sourced seafood. Red Lobster operates restaurants across major metropolitan and regional markets and has served guests for more than five decades. In September 2024, Red Lobster successfully completed its Chapter 11 restructuring and was acquired by RL Investor Holdings LLC, an entity created by funds managed by affiliates of Fortress Investment Group LLC alongside co-investors TCW Private Credit and Blue Torch. Following the transaction, Red Lobster emerged as an independent, privately held company under the leadership of Chief Executive Officer Damola Adamolekun. The company continues to invest in its restaurant operations, menu offerings, guest experience and long-term growth while maintaining Red Lobster's established position as one of North America's leading seafood restaurant brands.

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER

3-Mile Radius Demographics

2024 POPULATION
173,205
+0.01% vs. 2020

MEDIAN HH INCOME
$167,154
2024

MEDIAN AGE
38.1
2024

TOTAL EMPLOYEES
138,347
2024

POPULATION & AGE

2024 Population	173,205
2023 Population	172,784
2022 Population	172,527
2021 Population	172,504
2020 Population	173,190
2024 Median Age	38.1
Under 20	46,561
20 - 25	12,390
25 - 45	44,831
45 - 65	44,232
Over 65	20,406

HOUSEHOLD INCOME & HOUSING

Median Household Income	$167,154
Households Under $25K	3,080
Households $25K - $50K	4,464
Households $50K - $100K	10,158
Households $100K - $150K	9,458
Households Above $150K	33,433
Occupied Housing Units	58,848
Vacant Housing Units	1,745
Occupancy Rate	97.1%
Homeowners	42,793
Renters	17,800

EMPLOYMENT BASE

Total Employees	138,347
Professional Services	29,389
Educational, Health Care	21,069
Management, Business, Science, Arts	70,294
Public Administration	11,123
Finance, Insurance	7,703
Retail Trade	7,078
Arts, Entertainment, Food	7,549
Construction	3,923
Manufacturing	3,525
Transportation, Warehousing	2,933

MARKET HIGHLIGHTS

55.2% Households earning $150K+

70.6% Homeownership share

97.1% Housing occupancy

+0.01% Population change 2020-2024

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER

5-Mile Radius Demographics

2024 POPULATION	MEDIAN HH INCOME	MEDIAN AGE	TOTAL EMPLOYEES
406,537	$166,534	39.1	324,761
+0.28% vs. 2020	2024	2024	2024

POPULATION & AGE

2024 Population	406,537
2023 Population	404,417
2022 Population	404,164
2021 Population	404,306
2020 Population	405,418
2024 Median Age	39.1
Under 20	105,301
20 - 25	25,562
25 - 45	108,196
45 - 65	106,083
Over 65	49,348

HOUSEHOLD INCOME & HOUSING

Median Household Income	$166,534
Households Under $25K	7,522
Households $25K - $50K	10,235
Households $50K - $100K	23,783
Households $100K - $150K	23,958
Households Above $150K	80,662
Occupied Housing Units	141,601
Vacant Housing Units	4,559
Occupancy Rate	96.9%
Homeowners	103,686
Renters	42,474

EMPLOYMENT BASE

Total Employees	324,761
Professional Services	66,662
Educational, Health Care	47,079
Management, Business, Science, Arts	160,924
Public Administration	26,775
Finance, Insurance	18,605
Retail Trade	16,770
Arts, Entertainment, Food	17,104
Construction	10,081
Manufacturing	7,903
Transportation, Warehousing	7,065

MARKET HIGHLIGHTS

55.2%	Households earning $150K+	70.9%	Homeownership share	96.9%	Housing occupancy	+0.28%	Population change 2020-2024

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER FRESH FISH · LIVE LOBSTER



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

TRIPLE NET INVESTMENT GROUP

10325 Fairfax Boulevard, Fairfax, VA 22030

RED LOBSTER
FRESH FISH · LIVE LOBSTER









The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

10325 Fairfax Boulevard, Fairfax, VA 22030

Robert Gamzeh,

Managing Director

Triple Net Investment Group Inc.

11140 Rockville Pike

Suite 480 F

Rockville, MD 20852

Tel: (202)361-3050

Email: info@nnnig.com



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.