



Five-Star Restaurant Location | Highly Desirable Corner Location | Generational Real Estate Investment | 20-Year Net Leased Land and Building Lease

5850 N 7th Street, Phoenix, AZ 85014

PLAY PROPERTY VIDEO

**Actual Location*



*Actual Location



Financial Overview

pricing

Property Name	Raising Canes
Property Address	5850 N 7th Street Phoenix, AZ 85014
Price	\$6,000,000
Cap Rate	4.25%
Gross Leasable Area	3,616 SF
Year Built	2018
Lot Size	0.66 Acres

tenant summary

Tenant Trade Name	Raising Canes
Lease Commencement	2018
Lease Expiration	2038
Original Term	20.7-Year Lease
Option Term	Three, Five-Year Options
Increases	10 Percent Every 5-Years
Guarantee	Corporate
Lease Type	Absolute Triple-Net (NNN)
Lease Term Remaining	20.6 Years

annualized operating data

Lease Year	Annual Rent	Monthly Rent
Year 1 - 5	\$255,000	\$21,250
Year 6 - 10	\$280,500	\$23,375
Year 11 - 15	\$308,550	\$25,713
Year 16 - 20	\$339,405	\$28,284
Option 1: Year 21 - 25	\$373,346	\$31,112
Option 2: Year 26 - 30	\$410,678	\$34,223
Option 3: Year 31 - 35	\$451,746	\$37,646
Net Operating Income		\$255,000





Raising Cane's Chicken Fingers is a fast-food restaurant chain founded in 1996 in Baton Rouge, Louisiana. The company, privately held by its founders, is still headquartered in Baton Rouge and has more than 300 locations in 21 states with multiple new restaurants under construction. Raising Cane's recently announced that by the end of 2020, it plans to grow by 350 restaurants to a system-wide total of 600 and reach \$1.5 billion in sales --nearly three times the \$565 million it generated in 2015. Further, the year-over-year increase in top line revenue was approaching 30 percent.

Customer Loyalty

Raising Cane's outscored Chick-fil-A in the chicken category when it came to customer loyalty, as measured by Boulder, Colorado-based research agency Market Force Information.

Restauranteur of the Year

CEO Todd Graves was honored with the most prestigious Louisiana restaurant industry award for his continual community service participation at both the local and state levels.

Company of the Year

Raising Cane's received the "2016 Company of the Year" from the Greater Baton Rouge Business Report, citing the restaurant's rapid growth, aggressive expansion plans moving forward, and positive impact on the communities it serves.

Strategic Growth

In both 2015 and 2016, Nation's Restaurant News ranked Raising Cane's Chicken Fingers 4th in its Top 100 Fastest Growing Chains, noting that the restaurant also ranked first in 'menu creativity' that seems to be "resonating with consumers everywhere."

Type	Private
Industry	Fast-Casual Restaurant
Founded	1996
Founder	Todd Graves & Craig Silvey
Headquarteres	Baton Rouge, Louisiana
Revenue	\$1 Billion (2017)
Number of Locations	410
Areas Served	U.S., Bahrain, Kuwait, Saudi Arabia
Website	www.raisingcanes.com



Highlights

- Brand New 20-Year Absolute Triple-Net Lease | Three, Five-Year Options | Attractive 10% Increase every Five Years | No Landlord Responsibilities
- Five-Star Restaurant Location | Amazing Visibility and Access
- Signalized “True” Hard Corner | Level Topography | Two Access Points | Outstanding Traffic Counts
- Main Thoroughfare Location | Direct Access to Downtown Phoenix | Four-Point Corner with Two-Lane Traffic in All Directions
- Near Perfect Demographics | Optimal Combination of Income, Daytime Population, and Density
- High Barriers of Entry | Established and Successful Area | Extremely Expensive to Re-develop in this Region
- All-Day and All-Week Customer Access | Proximate to Multiple Schools, Apartments, Office Buildings, Residential Homes, Apartments, and Large Church Facilities

- Brand New 2018 Updated Design and Construction | Fee Simple Land and Building Lease | Unit Poised for Above Average Unit Sales
- Generational Real Estate | Only 2nd Time to Trade in 100 Years | Trophy Investment Opportunity

Demographics

	1 Mile	3 Miles	5 Miles
2018 Population	16,435	162,956	429,566
2018 Households	8,140	72,227	170,201
2018 Daytime Population	10715	120,315	266,532
2018 Avg. Household Income	\$64,486	\$50,635	\$43,983

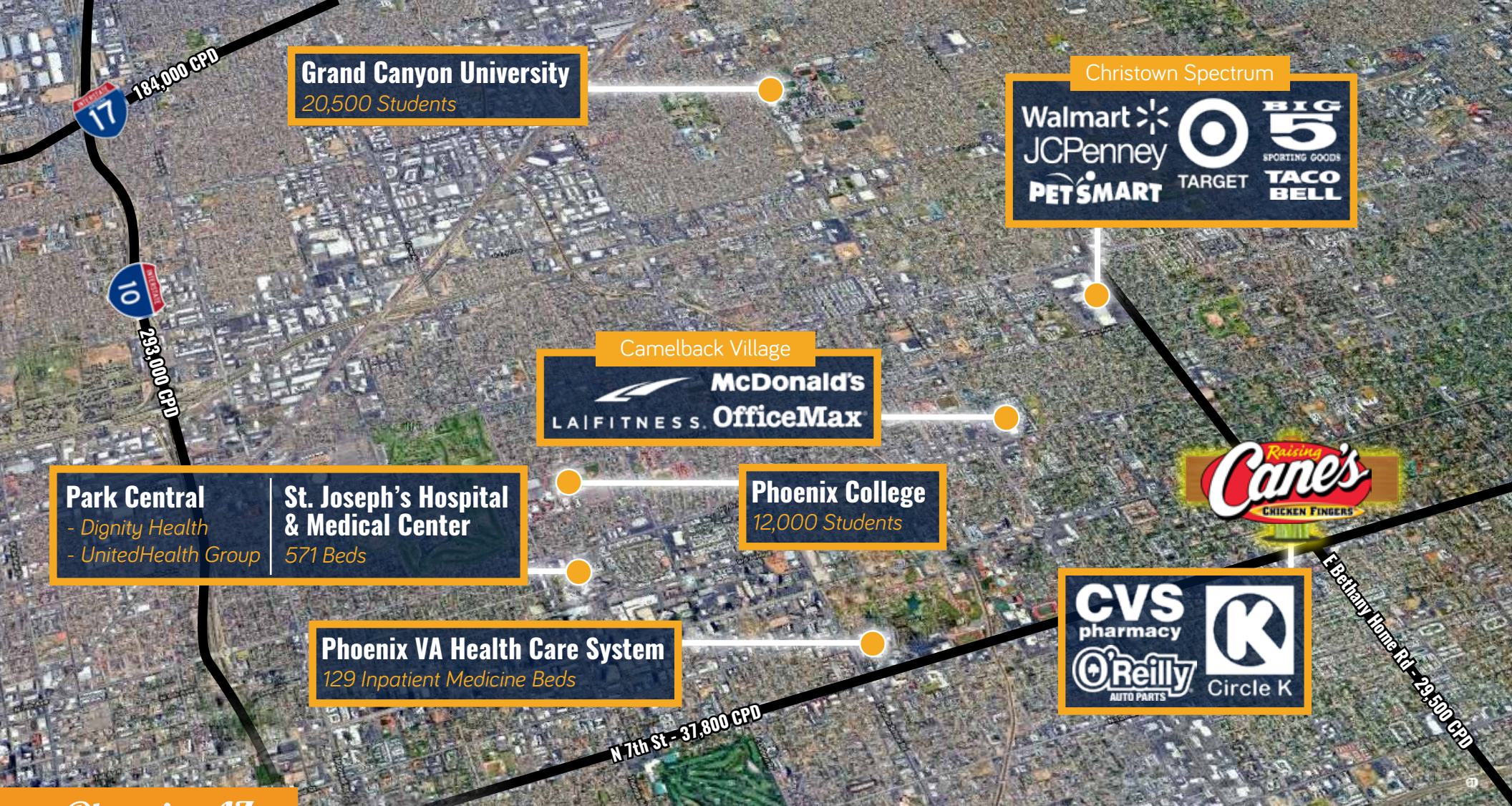


E Bethany Home Rd - 29,500 CPD

N 7th St - 37,800 CPD

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Phoenix, AZ

Known as “The Valley of the Sun”, Phoenix is the fifth largest city in the United States with a population of 1.6 million, and consistently outpaces the United States population growth rate.



- Ranked #11 in Forbes' America's Fastest Growing Cities List
- Projected to Grow More than 42% over the Next 15 Years
- Ranked #2 in Kipler's State with the Fastest Job Growth



Houses Four Major Professional Sports League Franchises: Phoenix Suns, Arizona Diamondbacks, Arizona Cardinals, and Arizona Coyotes



43 Million Passengers Pass Through Phoenix Sky Harbor International Airport in 2017



Greater Phoenix has more than 62,000 Guest Rooms at more than 450 Hotels and more than 40 Resort Properties



- More than 22 Million People visit Metropolitan Phoenix each Year
- More than 44 Million People visit Arizona each Year

Unique Location Highlights



Subject Property

This location is extremely unique due to the combination of high traffic, main thoroughfare access, prime signalized corner, and proximity to schools, churches, and medical facilities.

Distance From Downtown Phoenix

6 Miles (15-Minute Drive)

Distance From Airport

10 Miles (8-Minute Drive)

Schools

7,355 Students

Existing Multi-Family

3,415 Units

Under Construction: Multi-Family

230 Units

Proposed Multi-Family

1,173 Units

**Washington
HIGH SCHOOL**

1,730 Students

**Abrazo
HEALTHCARE**

**Shepard of Valley
LUTHERAN CHURCH**

**North Phoenix
BAPTIST CHURCH**

**First Christian
CHURCH**

**Madison Garden
SENIOR COMMUNITY**

**In Habit on 7th
APARTMENTS**

**Brophy College
PREPARATORY**
2,250 Students

**Central
HIGH SCHOOL**
2,250 Students

**Church for
THE NATIONS**
**All Saints Episcopal
DAY SCHOOL**
500 Students

**Madison Meadows
MIDDLE SCHOOL**
845 Students

**Tampico
APARTMENTS**
**Seven Springs
APARTMENTS**
**Madison Traditional
ACADEMY**
765 Students

**Daybreak Place
APARTMENTS**

**Madison Rose Lane
ELEMENTARY SCHOOL**
815 Students

**Xavier
COLLEGE PREPARATORY**
570 Students



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