

RAISING CANE'S

2604 E SPEEDWAY BOULEVARD, TUCSON, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

2604 East Speedway Boulevard, Tucson, AZ 85716

FINANCIAL SUMMARY

Price	\$5,000,000
Cap Rate	4.50%
Building Size	3,760 SF
Net Cash Flow	4.50% \$225,000
Year Built	2019
Lot Size	.7 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Raising Cane's Restaurants, LLC
Guarantor	Corporate
Rent Commencement Date	August 13, 2019
Rent Expiration Date	November 30, 2039
Lease Term Remaining	19 Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$225,000.00	4.50%
6 - 10	\$247,500.00	4.95%
11 - 15	\$272,250.00	5.45%
16 - 20	\$299,475.00	5.99%
Options	Annual Rent	Cap Rate
Option 1	\$329,422.50	6.59%
Option 2	\$362,364.75	7.25%
Option 3	\$398,601.23	7.97%

Base Rent	\$225,000
Net Operating Income	\$225,000
Total Return	4.50% \$225,000

DOWNTOWN TUCSON



44,800 STUDENTS



Banner
University Medical Center



11,500 CPD
N TUCSON BLVD



HIMMEL PARK



41,205 CPD
E SPEEDWAY BLVD





41,205 CPD
E SPEEDWAY BLVD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Reverse Build-to-Suit with 19+ Years Remaining on Lease Term**
- » 10% Rental Increases Every 5 Years
- » **286,441 Residents within a 5-Mile Radius - Infill Tucson**
- » 2019 Construction with a Drive-Thru
- » **Less Than 1 Mile Down the Road from The University of Arizona (44,800+ Students) and Banner University Medical Center**
- » Over 52,700 Cars/Day at the Intersection of East Speedway Boulevard and North Tucson Boulevard
- » **Average Household Income Exceeds \$74,000 in Immediate Area**
- » Strong Daytime Population - 434,771 Employees within 5 Miles of Subject Property
- » **Excellent Visibility Along East Speedway Boulevard - Over 41,000 Cars/Day**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2024 Projection	13,939	145,254	289,187
2019 Estimate	13,862	143,871	286,441
Growth 2019 – 2024	0.55%	0.96%	0.96%

Households

2024 Projection	6,570	63,988	123,136
2019 Estimate	6,493	62,896	121,202
Growth 2019 – 2024	1.19%	1.74%	1.60%

Income

2019 Est. Average Household Income	\$74,214	\$48,275	\$50,695
2019 Est. Median Household Income	\$47,183	\$32,104	\$33,338
2019 Est. Per Capita Income	\$35,500	\$22,047	\$22,193



Tenant Overview



Private

Company Type

Plano, Texas

Headquarters

1999

Founded

500+

Locations

www.raisingcanes.com

Website

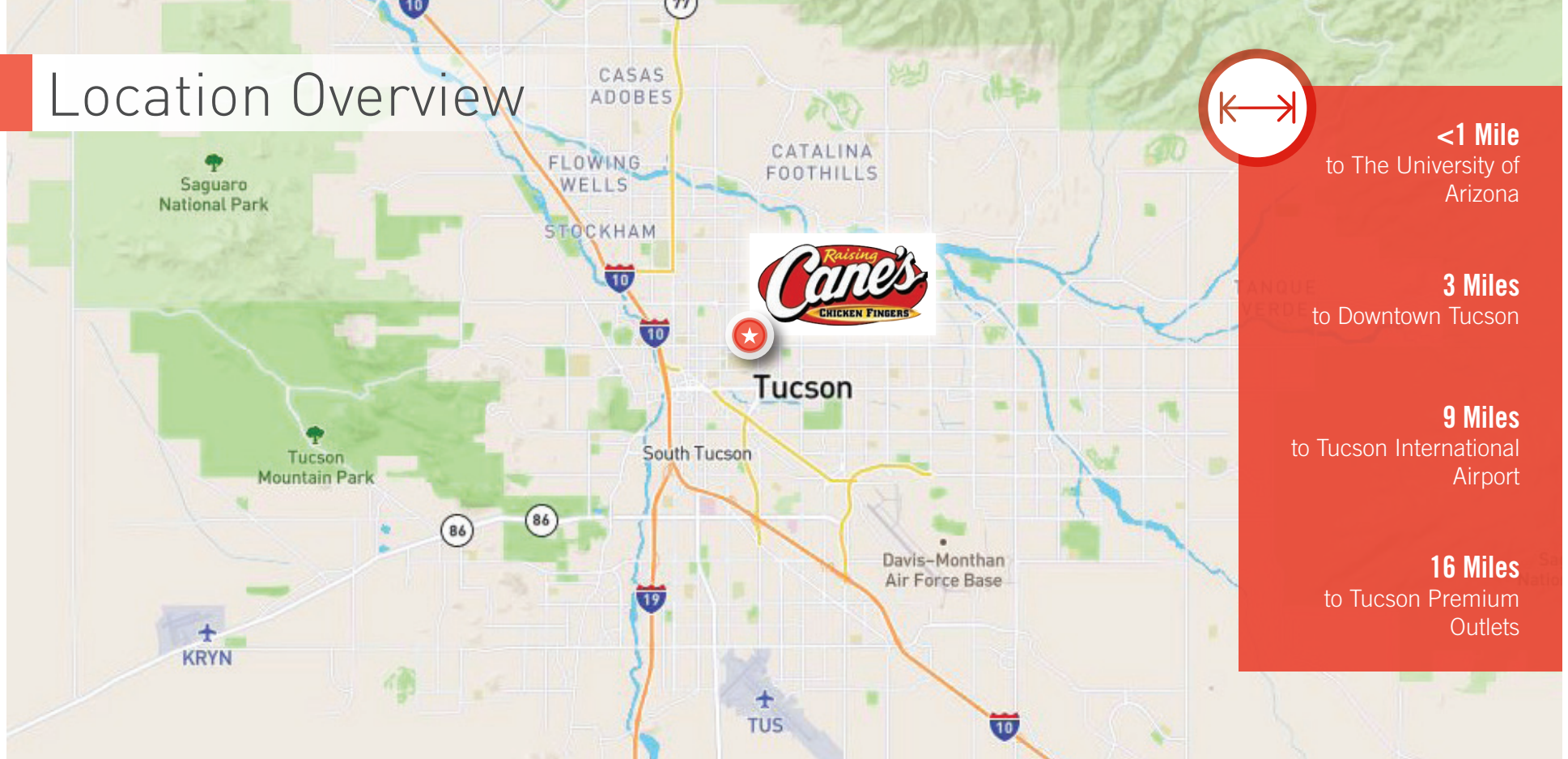
Raising Cane's is renowned for its fresh, never frozen chicken fingers, its crave-able – some say addictive – secret-recipe Cane's sauce, crinkle-cut fries, coleslaw, Texas toast, freshly brewed sweet tea and fresh-squeezed lemonade.

The rapidly growing chain recently earned the distinction of being among the top four quick service restaurant chains in the nation in 2014, according to authoritative Sandelman & Associates Quick-Track study, based on food quality, customer service, cleanliness and other important factors.

The Plano, Texas (originally based in Baton Rouge, Louisiana) -based eatery opened its first restaurant in 1996 near the Louisiana State campus. Raising Cane's is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision is to have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement. There are now more than 500 restaurants in the U.S. with multiple new restaurants under construction.



Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently.

The University of Arizona is an integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,800 students and 11,000 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world. Tucson International Airport (TUS) serves as an international port of entry and offers non-stop service to Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Seattle, Salt Lake City, Denver, Minneapolis, Milwaukee, Chicago, Atlanta, Houston, Dallas and Albuquerque.

[exclusively listed by]

Zack House

Associate Advisor
602 687 6650
zhouse@marcusmillichap.com

Jamie A. Medress

Executive Managing Director
602 687 6778
jmedress@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

Senior Vice President
602 687 6780
chris.lind@marcusmillichap.com

Offices Nationwide
www.marcusmillichap.com

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