



# RED ROBIN NNN GROUND LEASE

6404 MILLER LANE, DAYTON, OHIO







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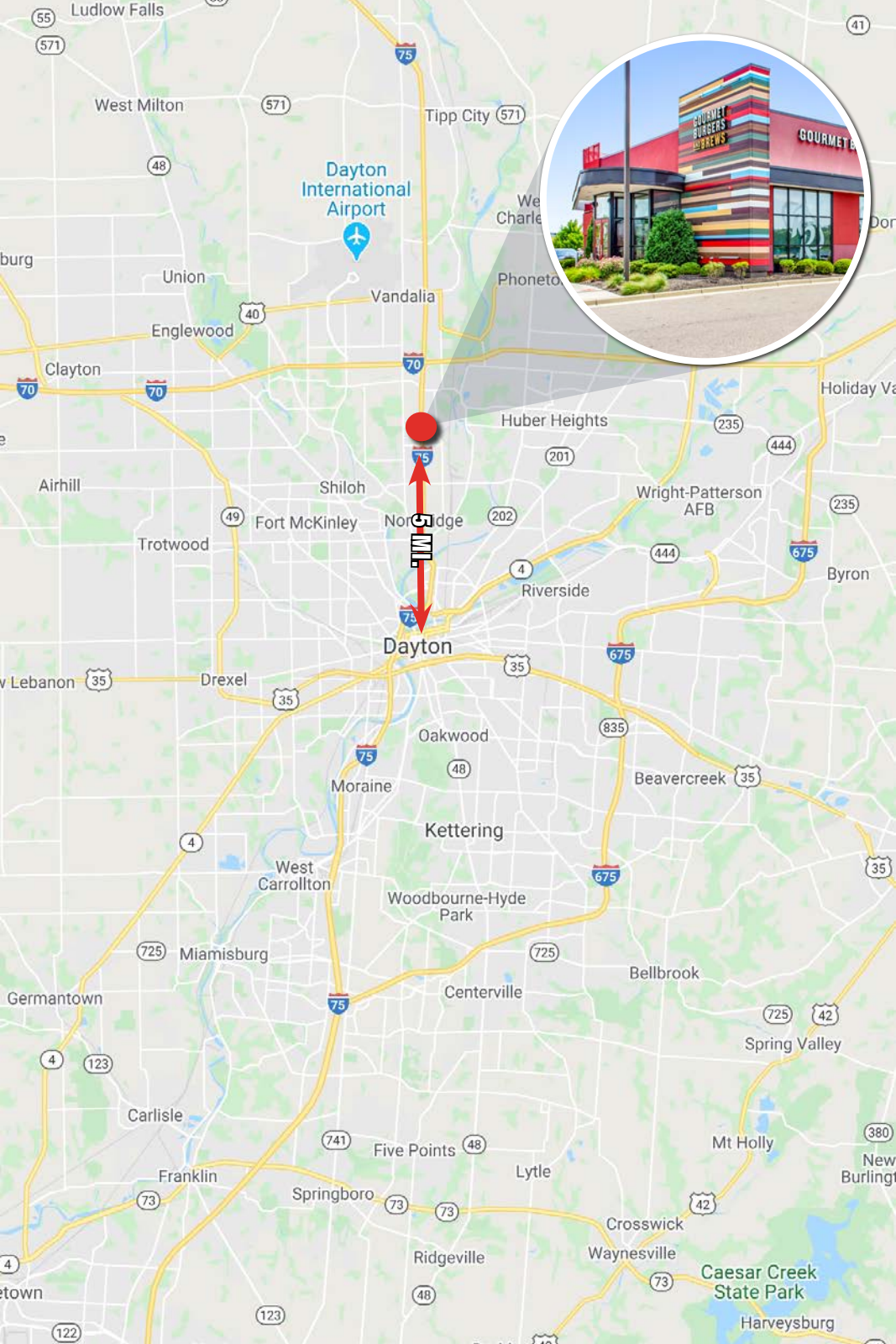
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## **ABSOLUTE NNN GROUND LEASE OPPORTUNITY IN DAYTON, OH**

The CBRE Net Lease Property Group is pleased to exclusively offer for sale a 1.13-acre parcel in Dayton, OH (MSA Population: 803,400) that is subject to an absolute NNN ground lease with Red Robin. The lease features  $\pm 10.2$  years of primary term remaining with 10% rent increases every five years throughout the initial term and in each of the three 5-year renewal options.

The 4,534-square-foot freestanding Red Robin is positioned with excellent access and visibility along Benchwood Road (Traffic Count: 10,541 VPD), just off the exit ramp of I-75 (Traffic Count: 111,857 VPD) which provides direct access to Downtown Dayton (5 miles to the south). The site is located immediately adjacent to a LongHorn Steakhouse and directly across Benchwood Road from Speedway, Red Lobster, Panera, and the 180-room Drury Inn & Suites Hotel.

The site benefits from its position within Dayton's primary retail and commercial corridor with 3.0 MSF of retail, 1.6 MSF of office, 9.8 MSF of industrial and 3,602 multifamily units within a 3-mile radius. Other retailers with a presence in the immediate vicinity include Walmart Supercenter, Sam's Club, Office Depot, Goodwill, FedEx Office, Petland, Discount Tire, Verizon, Sprint, Fifth Third Bank, Olive Garden, Bob Evans, Cracker Barrel, O'Charley's, IHOP, Golden Corral, Skyline Chili, Hooters, Smokey Bones, Chipotle, McAlister's Deli, Smashburger, McDonald's, Taco Bell, Chick-fil-A, Burger King, and Sunoco, among many others.

Red Robin is provided with a substantial built-in customer base as it is within walking distance of 15 hotels and 1,400 hotel rooms.

In total, Red Robin benefits from dynamic demographics with a population of 37,992 and an average household income of \$66,981 within a 3-mile radius.

**Red Robin** Dayton, OH





## PROPERTY DESCRIPTION



PRICE  
**\$1,871,000**



CAP RATE  
**5.75%**



NOI  
**\$107,580**

### PROPERTY SUMMARY

<b>ADDRESS:</b>	6404 Miller Lane, Dayton, OH 45414
<b>TENANT:</b>	Red Robin International, Inc.
<b>BUILDING SIZE:</b>	4,534 square feet
<b>PARCEL SIZE:</b>	1.13 acres
<b>PARKING:</b>	84 spaces
<b>YEAR BUILT:</b>	2015

### DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
<b>POPULATION:</b>	2,804	37,992	140,520
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$59,679	\$66,981	\$64,407





# INVESTMENT HIGHLIGHTS



## PREMIER TENANT

Red Robin Gourmet Burgers, Inc. (NASDAQ: RRGB) is a casual dining restaurant chain founded in 1969 that operates through its wholly owned subsidiary, Red Robin International, Inc., and under the trade name, Red Robin Gourmet Burgers and Brews. Red Robin is famous for serving over two dozen high-quality burgers with Bottomless Steak Fries in a fun environment for all ages. As of December 29, 2019, there were 556 Red Robin restaurants (454 company-owned & 102 franchised) located in 44 states and one Canadian province. Red Robin reported TTM total revenue of \$1.21B and total assets of \$1.12B, as of April 19, 2020.



## LONG-TERM ABSOLUTE NNN GROUND LEASE

Red Robin's absolute NNN ground lease features  $\pm 10.2$  years of primary term remaining with 10% rent increases every 5 years throughout the initial term and in each of the three 5-year renewal options.



## EXCELLENT ACCESS & VISIBILITY

The 4,534-square-foot freestanding Red Robin is positioned with excellent access and visibility along Benchwood Road (Traffic Count: 10,541 VPD), just off the exit ramp of I-75 (Traffic Count: 111,857 VPD) which provides direct access to Downtown Dayton (5 miles to the south).



## STRATEGIC LOCATION

The site is located immediately adjacent to a LongHorn Steakhouse and directly across Benchwood Road from Speedway, Red Lobster, Panera, and the 180-room Drury Inn & Suites Hotel.



## PRIMARY RETAIL & COMMERCIAL CORRIDOR

The site benefits from its position within Dayton's primary retail and commercial corridor with 3.0 MSF of retail, 1.6 MSF of office, 9.8 MSF of industrial and 3,602 multifamily units within a 3-mile radius. Other retailers with a presence in the immediate vicinity include Walmart Supercenter, Sam's Club, Office Depot, Goodwill, FedEx Office, Petland, Discount Tire, Verizon, Sprint, Fifth Third Bank, Olive Garden, Bob Evans, Cracker Barrel, O'Charley's, IHOP, Golden Corral, Skyline Chili, Hooters, Smokey Bones, Chipotle, McAlister's Deli, Smashburger, McDonald's, Taco Bell, Chick-fil-A, Burger King, and Sunoco, among many others.



## SUBSTANTIAL BUILT-IN CUSTOMER BASE

Red Robin is provided with a substantial built-in customer base as it is within walking distance of 15 hotels and 1,400 hotel rooms.



## DYNAMIC DEMOGRAPHICS

Red Robin benefits from dynamic demographics with a population of 37,992 and an average household income of \$66,981 within a 3-mile radius.



## DAYTON MSA ADVANTAGE

Nicknamed the "Gem City," Dayton is a hidden gem of the Midwest with a rich history that is interwoven in its thriving culture. Known for being the birthplace of aviation, as it is where the Wright Brothers pioneered flight, Dayton continues to build on its heritage of innovation. The city has strong industrial roots, but its high-tech sector has recently begun to flourish. As the sixth largest city in Ohio (MSA Population: 803,400), Dayton has a variety of employment opportunities and amenities for residents.











**HABEGGER**  
COMPLETE HVAC SOLUTIONS

**Aflac**

**CSA**  
Animal Nutrition

**Red Robin**  
GOURMET BURGERS AND BREWS

**RITE RUG**  
FLOORING

**DRURY HOTELS**  
180 Rooms



**LONGHORN**  
STEAKHOUSE

BENCHWOOD ROAD: 10,541 VPD

**75** 111,857 VPD



# LEASE SUMMARY

<b>TENANT:</b>	Red Robin International, Inc.	
<b>ORIGINAL LEASE TERM:</b>	15 years	
<b>LEASE COMMENCEMENT:</b>	October 2, 2015	
<b>LEASE EXPIRATION:</b>	October 31, 2030	
<b>LEASE TERM REMAINING:</b>	±10.2 years	
<b>LEASE TYPE:</b>	NNN Ground Lease	
<b>INITIAL TERM RENT:</b>	Years 6-10:	\$107,580 (current)
	Year 11-15:	\$118,338
<b>RENT INCREASES:</b>	10% every 5 years	
<b>REMAINING OPTIONS:</b>	Three 5-year options	
<b>OPTION RENT:</b>	Option 1:	\$130,172
	Option 2:	\$143,189
	Option 3:	\$157,508
<b>OPTION RENT INCREASES:</b>	10% every 5 years	
<b>TAXES:</b>	Tenant shall pay to Landlord (or directly to the taxing authority, as determined by Landlord) the full amount of any and all taxes, assessments, fees and other governmental charges, general and special, ordinary and extraordinary, of every kind and nature whatsoever, levied, assessed, imposed or otherwise payable with respect to the use of the Premises and the Restaurant, and all real property taxes directly levied against or attributable to the Premises and the improvements thereon accruing during the Term.	
<b>INSURANCE:</b>	<p>Tenant shall maintain at all times during the term of the Lease the following policies of insurance: (i) single limit comprehensive general liability policy of insurance written by an insurer approved by Landlord providing public liability (including both personal injury and death) and property damage insurance, insuring against any and all liability of the insured with respect to the Premises and Restaurant or arising out of the maintenance, use or occupancy thereof, all on an occurrence basis with minimum primary coverage of \$3,000,000; and (ii) "all risk" property damage insurance with code upgrade endorsement insuring against any and all loss or damage to the real property and in an amount equal to the full replacement cost, without deductible, on an occurrence basis.</p> <p>Tenant may self-insure if Tenant maintains a tangible net worth of no less than \$50,000,000.</p>	

<b>REPAIRS &amp; MAINTENANCE:</b>	<p>Tenant, at its sole cost and expense, shall at all times keep, maintain, repair, replace, renew and restore the Premises, the Restaurant and Tenant's Personal Property and every part thereof to assure a first-class appearance, in a condition and appearance consistent with the operation of a first-class retail store.</p> <p>Tenant shall also plant and maintain, at Tenant's cost and expense, any grass or other landscaping located between the Premises and the drive aisles adjacent to the Premises of a type and quality consistent with that adjacent to drive aisles within the Development, as reasonably determined by Landlord.</p>										
<b>COMMON AREA MAINTENANCE:</b>	<p>Landlord agrees to maintain, or cause to be maintained, the Common Areas Facilities in good condition and repair as required by the Declaration and in a manner consistent with similar first-class developments located in the Dayton, Ohio metropolitan area.</p> <p>Tenant shall pay to Landlord Tenant's share of the Common Area Expenses, which share shall be fixed at the following annual amounts:</p> <table> <tr> <td>Current:</td><td>\$2,200</td></tr> <tr> <td>Years 11-15:</td><td>\$2,420</td></tr> <tr> <td>Option 1:</td><td>\$2,662</td></tr> <tr> <td>Option 2:</td><td>\$2,928</td></tr> <tr> <td>Option 3:</td><td>\$3,221</td></tr> </table>	Current:	\$2,200	Years 11-15:	\$2,420	Option 1:	\$2,662	Option 2:	\$2,928	Option 3:	\$3,221
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SITE PLAN

MILLER LANE





## SURROUNDING USES







# TENANT OVERVIEW

Red Robin Gourmet Burgers, Inc. (NASDAQ: RRGB) is a casual dining restaurant chain founded in 1969 that operates through its wholly owned subsidiary, Red Robin International, Inc., and under the trade name, Red Robin Gourmet Burgers and Brews. Red Robin is famous for serving over two dozen high-quality burgers with Bottomless Steak Fries in a fun environment for all ages. In addition to its burger offerings, Red Robin serves a wide variety of salads, soups, appetizers, entrees, desserts and signature beverages. Red Robin offers a variety of options behind the bar, including its extensive selection of local and regional beers, and innovative adult beer shakes and cocktails, earning the restaurant a VIBE Vista Award for Best Beer Program in a Multi-Unit Chain Restaurant.

As of December 29, 2019, there were 556 Red Robin restaurants (454 company-owned & 102 franchises) located in 44 states and one Canadian province. Red Robin reported TTM total revenue of \$1.21B and total assets of \$1.12B, as of April 19, 2020.

# COMPANY OVERVIEW

NUMBER OF LOCATIONS:	556 (454 company-owned & 102 franchised)
TICKER:	NASDAQ: RRGB
YEAR FOUNDED:	1969
HEADQUARTERS:	Greenwood Village, CO
WEBSITE:	<a href="http://www.redrobin.com">www.redrobin.com</a>

Actual Location





# AREA OVERVIEW

## DAYTON, OHIO

Nicknamed the “Gem City,” Dayton is a hidden gem of the Midwest with a rich history that is interwoven in its thriving culture. Known for being the birthplace of aviation, as it is where the Wright Brothers pioneered flight, Dayton continues to build on its heritage of innovation. The city has strong industrial roots, but its high-tech sector has recently begun to flourish. As the sixth largest city in Ohio, and boasting a population of over 800,000, Dayton has a variety of employment opportunities and amenities for residents.

### Economy

Dayton's economy is outperforming the rest of the state and nation as a whole. Since the launch of the Greater Downtown Dayton Plan in 2010, the city has seen over \$1 billion in investments and 30 new businesses. Dayton is a hub of innovation, driven by the research and development at Wright-Patterson Air Force Base. Outside of defense and manufacturing, the leading industries in Dayton include healthcare, education, and technology.

### Wright Patterson Air Force Base

Dayton has a large military presence, and Wright-Patterson functions as the region's major employer and economic engine, with over \$4.3 billion in economic impact. The Base is a hub of technology research and development; researchers here invented high-efficiency solar cells for spacecraft. As a result of the recent increase in federal defense spending, the Base is slated to receive \$1.2 billion in federal funding. A federal budget proposal also included \$212 million to build an intelligence production complex at The National Air and Space Intelligence Center at Wright-Patterson.

### Healthcare & Education

Dayton's healthcare sector is the top employer in the region and is projected to add more jobs than any other sector. Premier Health Partners, which employs over 13,000 people, is a network of seven hospitals and medical centers that contribute approximately \$2 billion in economic impact. Kettering Health Network, which employs over 10,000 people, comprises seven hospitals in Southwest Ohio. Rated one of the top 10 hospital networks in the country, Kettering recently expanded its oncology center and invested \$60 million in building a new hospital in neighboring Troy. Dayton Children's Hospital treats over 280,000 patients a year. This pediatric hospital recently completed a new patient tower, which has increased capacity and created over 320 new positions.

The 35 higher education institutions in the region make up a large portion of the economy. Sinclair Community College, the largest university in the area, has over 28,000 students enrolled and is one of the largest community colleges in the country. The University of Dayton (Enrollment: 11,474), a private research university affiliated with the Roman Catholic Church, employs nearly 3,000 people at its 388-acre campus.

2019 TOP EMPLOYERS	EMPLOYEE COUNT
Wright-Patterson AirForce Base	30,000
Premier Health	12,245
Kettering Health Network	9,319
Montgomery County	4,284
Kroger Co.	4,030
Miami University	3,817
Dayton Childrens Hospital	3,341
Honda of America Manufacturing Inc.	3,200
Sinclair Community College	3,163
CareSource	3,021
University of Dayton	3,000
LexisNexis	3,000





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