



*Trophy Site and Asset*

## **New 15 Year Ground Lease Absolute NNN Leased Investment**

1542 S Azusa Ave | City of Industry, CA | 91748



REPRESENTATIVE PHOTO



*Rare 1.2 Acre Site in Los Angeles County | Freeway Entrance/Exit Positioning*

**Colliers**  
INTERNATIONAL





REPRESENTATIVE PHOTO

*Raising Cane's*

## PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase a brand new construction trophy asset occupied by Raising Cane's on an absolute NNN lease (ground lease) providing 15 years of passive long term income with 10% rental increases every 5 years and 4, 5 year options. The subject property is positioned on a large parcel at the highly trafficked intersection of Azusa Ave and CA State Route 60 which benefits from over 62,400 VPD as well as excellent freeway visibility to more than 203,700 VPD that travel on CA State Route 60. This is a one of a kind opportunity to purchase a brand new construction Raising Cane's with over 15 lease years remaining, located on irreplaceable real estate with excellent traffic counts, providing long term passive income with rental increases, and zero landlord responsibilities.



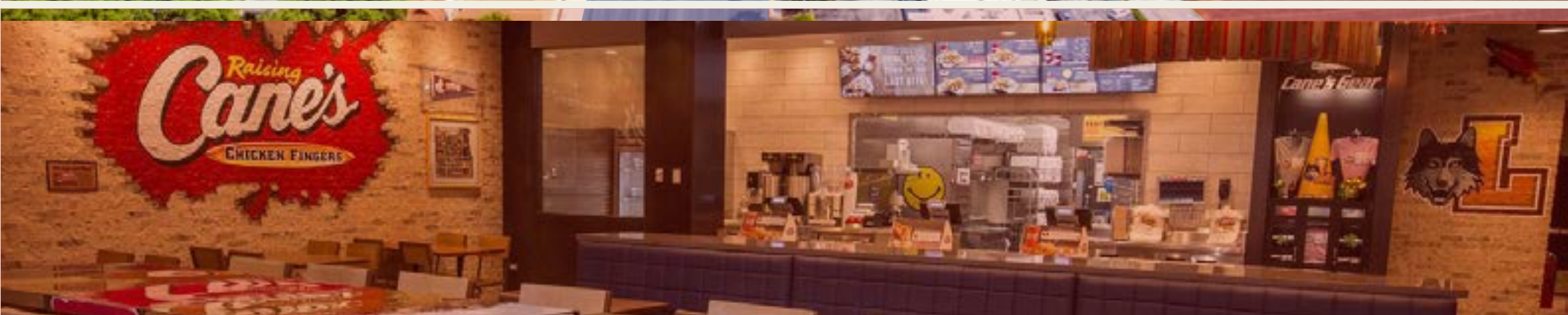
Raising Cane's

# FINANCIAL SUMMARY

List Price	\$9,200,000
CAP Rate	3.75%
Annual Rent	\$350,000
Taxes	NNN
Insurance	NNN
CAM	NNN
Tenant Trade Name	Raising Cane's
Lease Start	December 24, 2020
Lease Expiration	December 31, 2034
Lease Term	15 Years
Term Remaining	15 Years
Base Rent	\$350,000
Rental Adjustments	1/1/2025: \$385,000 1/1/2030: \$423,500
Option Periods	3 - 5 Year Options & 1 - 4 Year Option 10% Increases Each Option 1/1/2035: \$465,850.00 1/1/2040: \$512,435.00 1/1/2045: \$563,678.50 1/1/2050: \$620,046.35
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible



REPRESENTATIVE PHOTO





## Raising Canes

# INVESTMENT HIGHLIGHTS

- **Trophy Site and Asset** – Brand New Construction – Raising Canes' New 15 Year Ground Lease
- **Absolute NNN Leased Investment** – Zero Landlord Responsibilities Passive Income
- **15 Lease Years Remaining** – 4, 5 Year Options
- **10% Rental Increases** Every 5 Years Including Options
- **Rare 1.2 Acre Site in Los Angeles County** – Large Outparcel to Puente Hills Mall
- **Freeway Entrance/Exit Positioning** – Monument Signage – Easy Ingress and Egress
- Excellent Freeway Visibility off CA State Route 60 – Over 203,700 VPD
- Located at the Intersection of Azusa Ave & CA State Route 60 (Pomona Freeway)
- **Highly Trafficked Location** – Over 62,400 VPD @ Azusa Ave & CA State Route 60
- **Nearby Retailers:** Walmart Supercenter, Costco, Target, Lowe's, Chick-fil-A, Starbucks, Krispy Kreme, In-N-Out
- **Strong Demographics** – Over 151,677 Residents within a 3 Mile Radius
- Average Household Income Over \$96,500 within a 3 Mile Radius



*Raising Cane's is on a growth trajectory unlike most concepts in the crowded restaurant space.*

2016 Sales  
**\$576 Million**  
**250 Restaurants**



2019 Sales  
**\$1.8 billion**  
**500 Restaurants**

<https://www.forbes.com/sites/aliciakelso/2020/03/13/raising-canes-is-now-offering-industry-leading-compensation-including-the-chance-to-make-1m/#86baf385858d>







There are about

## 50 New Restaurants

Planned to open in 2020



REPRESENTATIVE PHOTO

*Raising Cane's*

## TENANT OVERVIEW

Founded by Todd Graves in 1996 in Baton Rouge, La., RAISING CANE'S CHICKEN FINGERS has nearly 500 Restaurants in 27 states and five countries, with more than 50 new Restaurants in development. The company has ONE LOVE®—quality chicken finger meals—and is continually recognized for its unique business model and Customer satisfaction. Raising Cane's vision is to grow Restaurants, serving Customers all over the world, and to be the brand for quality chicken finger meals, a great Crew, cool Culture and active Community involvement.

**Over the years, Raising Cane's has been recognized with many of the restaurant industry's most-coveted awards:**

- *Top 10 brand for craveability and overall reputation*, including the Most Loyal Guests – known as “Caniacs” – in the fast-casual segment in Technomic's 2018 Consumers' Choice Awards. Raising Cane's was also ranked #46 in U.S. systemwide sales.
- Nation's Restaurant News recognized Cane's as the *6th fastest-growing brand in the U.S. in 2019*.
- Sandelman & Associates has ranked Raising Cane's as a *leading restaurant in Overall Customer Satisfaction for 13 years* in a row and honored Cane's with its Award of Excellence in 2019.
- *Todd Graves ranked #28 on the list of Top 100 CEOs* in the U.S. by Glassdoor, which also listed Raising Cane's among the Top 100 Best Places to Work in the U.S.
- *Forbes recognized Raising Cane's* in its Best Employers for Diversity awards.





PROPERTY DESCRIPTION



ADDRESS

1542 S Azusa Ave.  
City of Industry, CA 91748



MARKET/SUBMARKET

Los Angeles  
San Gabriel Valley



LAND AREA

Approx. 1.2 Acres  
53,000 SF



BUILDING AREA

Approx. 3,030 SF



PARCEL

8265-004-115



YEAR BUILT

Brand New 2020 Construction

PARCEL MAP





County of  
**LOS ANGELES**

*Los Angeles County is the most populous county in the United States, with more than 10 million people as of 2019.* Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Saudi Arabia, Norway, and Taiwan. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California’s most populous city and the nation’s second largest city with about 4 million people.



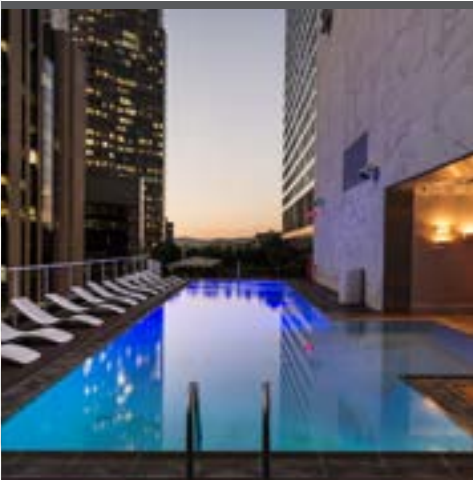
■ **L.A. is the entertainment capital of the world**, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame’s collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.



■ **Downtown L.A. is the largest government center outside of Washington, D.C.** Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro’s Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).



■ **Los Angeles is on the leading edge of several growth industries.** L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York’s fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/ biomedical activities and 190,000 people in aerospace/technology.



**Population**

City of Los Angeles:	4.0 Million
County of Los Angeles:	10.2 Million
Los Angeles Five-County Area:	18.8 Million



(Los Angeles, Riverside, Ventura, Orange and San Bernardino)  
Source: California Department of Finance, Demographic Research Vi

The diverse, multiethnic population of Los Angeles today distinguishes the city as the cultural hub of the Pacific Rim.

Hispanic or Latino:	48.1 Percent
White, non-Hispanic:	27.2 Percent
Asian/Pacific Islander:	14.0 Percent
African-American:	8.0 Percent
American Indian/Others:	2.6 Percent



Source: U.S. Census Bureau – 2014 American Community Survey

**Visitation & Tourism Stats (2018)**

Total Visitors to Los Angeles County	50.0 Million
Domestic Overnight Visitors	32.8 Million
International Visitors	7.5 Million
Total Visitor Direct Spending	\$23.9 Billion

Source: U.S. Department of Commerce, Office of Travel and Tourism Industries; TNS Global Travels America Survey; CIC Research







# LEADING INDUSTRIES

Los Angeles has developed into one of the premier centers of economic and cultural activity in the world. *If it were a country, Los Angeles County would be the 20th largest economy in the world.*

Leisure and hospitality is a leading industry in Los Angeles, employing 534,300 in 2018. In addition to its signature industries – entertainment, tourism, and fashion-its enormous and diversified economy is home to the largest port complex in the Western Hemisphere and the largest number of manufacturing jobs of any county in the country. Other major industries include health care, education, and knowledge creating and business services.

**The following major companies have headquarters in Los Angeles County**



# ATTRACTIONS

Some of the world’s best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.

# SPORTS

With famous venues like the Staples Center at L.A. LIVE, home to the NBA’s Los Angeles Lakers and Los Angeles Clippers, NHL’s L.A. Kings, and Dodger’s Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.

# HIGHER EDUCATION

Los Angeles is home to 113 accredited colleges and universities, including such prestigious institutions as the University of Southern California (USC), UCLA, Pepperdine University, Occidental College, Loyola Marymount University and the Art Center College of Design.

Source: LAEDC





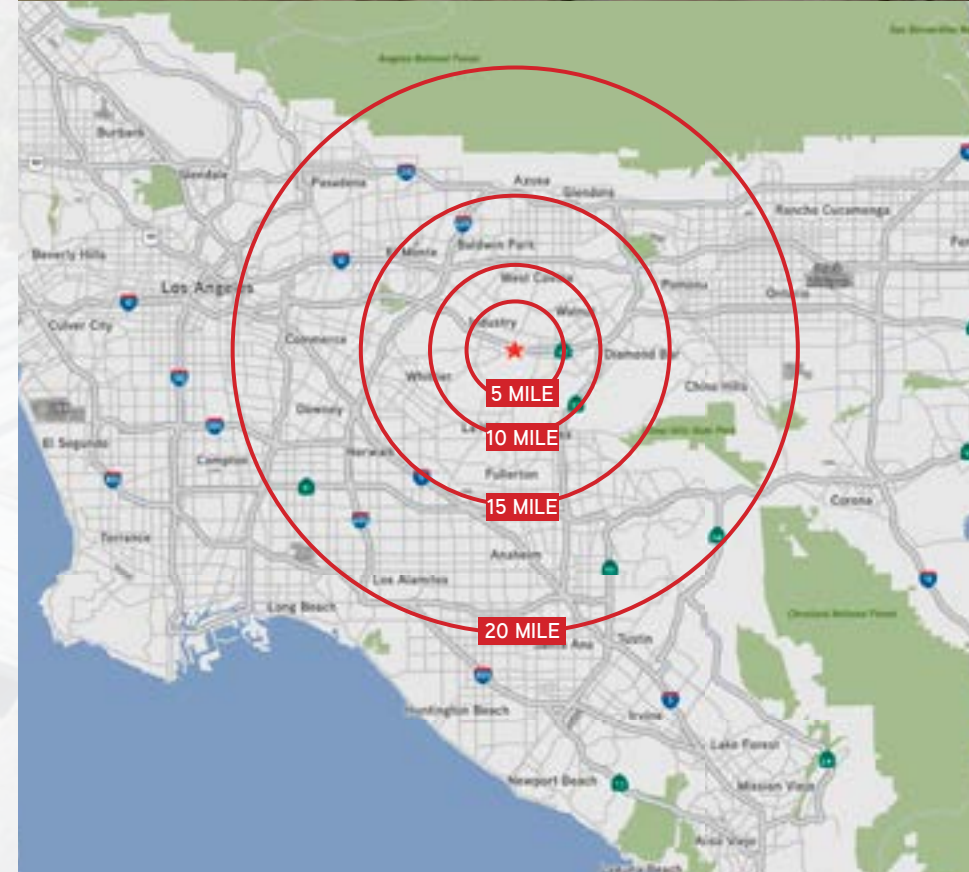
## LA County **SAN GABRIEL VALLEY**

*The San Gabriel Valley has a total population of over 1,700,000 inhabitants. Major employment sectors include: Manufacturing, trade service, retail, government, transportation, finance, insurance, real estate, construction and education.*

A highly diversified labor pool, as well as highly skilled technical, professional and management personnel are available to firms which would select the City of Industry as a location for business. The local colleges and universities are not the only source of labor talent, as the area is a magnet for skilled international labor talent and the Southern California area draws top talent from throughout the nation.

- With only 3.1 percent of the total land area in the San Gabriel Valley, ***the City of Industry is the economic engine of the San Gabriel Valley*** and a critical contributor to Southern California's labor market.
- ***There are roughly 3,000 businesses in the City of Industry*** generating employment for over 67,000 people and total sales of over \$31 billion dollars.
- ***The largest number of businesses are in Retail Trade*** (20%), Wholesale Trade (14%), and Manufacturing (10%). However, when measuring sales dollars, Retail Trade comprises only 11% of the total, while Wholesale Trade is 63% and Manufacturing is 12% of total sales dollars.

*The City of Industry is the economic engine of the San Gabriel Valley and a critical contributor to Southern California's labor market*



## LA County **CITY OF INDUSTRY**

From the surrounding mountains, to the nearby deserts, to the Pacific Ocean, an unlimited range of sports and outdoor recreational activities are available throughout the year.

Residents in the communities surrounding the City of Industry are afforded convenient and easy access to numerous recreational areas in Southern California. The City of Industry is at the center of Southern California activities, located at the confluence of Los Angeles, Orange, San Bernardino and Riverside counties:

- ***20 minutes to downtown Los Angeles***, Staples Center and the Ontario Airport;
- ***25 minutes to Union Station and Dodger Stadium***, home of the Los Angeles Dodgers;
- ***30 minutes to Knott's Berry Farm***, Santa Anita Racetrack, Disneyland, USC and the Los Angeles Coliseum;
- ***35 minutes to Pasadena***, the Rose Bowl, and Burbank Airport;
- ***40 minutes to the Hollywood Bowl***, John Wayne Airport, and the beaches of Orange County;
- ***45 minutes to Beverly Hills*** and Universal Studios;
- ***50 minutes to LAX***, UCLA, and the beaches of Los Angeles County;
- ***1 hour and 15 minutes to Palm Springs***.



# DEMOGRAPHICS CITY OF INDUSTRY

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	9,749	147,161	358,342
Projected Population (2025)	9,798	146,325	356,831
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	3,378	40,040	100,542
Projected Households (2025)	3,392	39,783	100,089



# DEMOGRAPHICS CITY OF INDUSTRY

INCOME 2020	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$103,700	\$97,334	\$102,781
Median Household Income	\$74,048	\$76,588	\$83,209
BUSINESS FACTS 2020	1-MILE	3-MILE	5-MILE
Total # of Businesses	1,317	5,319	12,842
Total # of Employees	15,202	53,262	129,404





This Offering Memorandum contains select information pertaining to the business and affairs of Raising Cane’s - City of Industry, CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Raising Cane’s - City of Industry, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

INVESTMENT CONTACTS

<b>Eric Carlton</b> Executive Vice President License No. 01809955 949.724.5561 eric.carlton@colliers.com	<b>Jereme Snyder</b> Executive Vice President License No. 01360233 949.724.5552 jereme.snyder@colliers.com
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