



FOR SALE

SOUTHERN CALIFORNIA CORPORATE GUARANTEE NET LEASED PROPERTY



20707 AVALON BLVD
CARSON, CA 90746

Photo is for Representative Purposes

MICHAEL GRANNIS
Lic. 01393628
Phone: 310-379-2228 ex 2
mike@highlandpartnerscorp.com

RALPH CIMMARUSTI
Lic. 01434335
Phone: 310-379-2228 ex 5
ralph@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.
880 Apollo Street, Suite 331
El Segundo, CA 90245
Broker Lic. 01904030





CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

CONTACT:

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you --will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of

its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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20707 AVALON BLVD, CARSON, CA 90746

Highland Partners Corp is pleased to present the opportunity to acquire 20707 Avalon Blvd, Carson, CA 90746. This freestanding drive thru building is currently 100% NNN leased to Raising Cane's Restaurants, LLC.

PROPERTY OVERVIEW



Address:

20707 Avalon Blvd
Carson, CA 90746



APN:

7339-018-037



Building Size:

±2,950 SF



Year Built:

2020



Total Land Area:

31,653 SF
(0.72 acres)



\$8,750,000
ASKING
PRICE



INVESTMENT SUMMARY



Cap Rate:

4.00%



Current NOI*:

\$350,000



Lease Term Remaining:

15 Years



Rental Increases:

10% every 5 years



Option Term(s):

three (3), five-year options and one (1) four-year option



Lease Type:

NNN Ground Lease



Guarantee:

Corporate



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PROPERTY HIGHLIGHTS

- Brand new 15-year lease with 3 (5-year) and 1 (4-year) option period to extend.
- 10% increases every 5 years throughout the initial term and option period
- Brand new 2020 construction
- Absolute NNN Lease with zero landlord responsibilities
- Located in the retail hub of Carson with close proximity to 405 & 110 Freeways, South Bay Pavilion Mall, the future Fashion Outlets Los Angeles and the proposed Carol Kimmelman Sports and Academic Campus.
- Raising Cane's is one of the fastest growing quick service restaurant chains in the US with annual revenue of \$1.5B

PARCEL MAP



Photo is for Representative Purposes

Southern California Corporate Guarantee Net Leased Property



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20707 AVALON BLVD, CARSON, CA 90746

RENDERINGS



SIDE ENTRY ELEVATION



FRONT ELEVATION

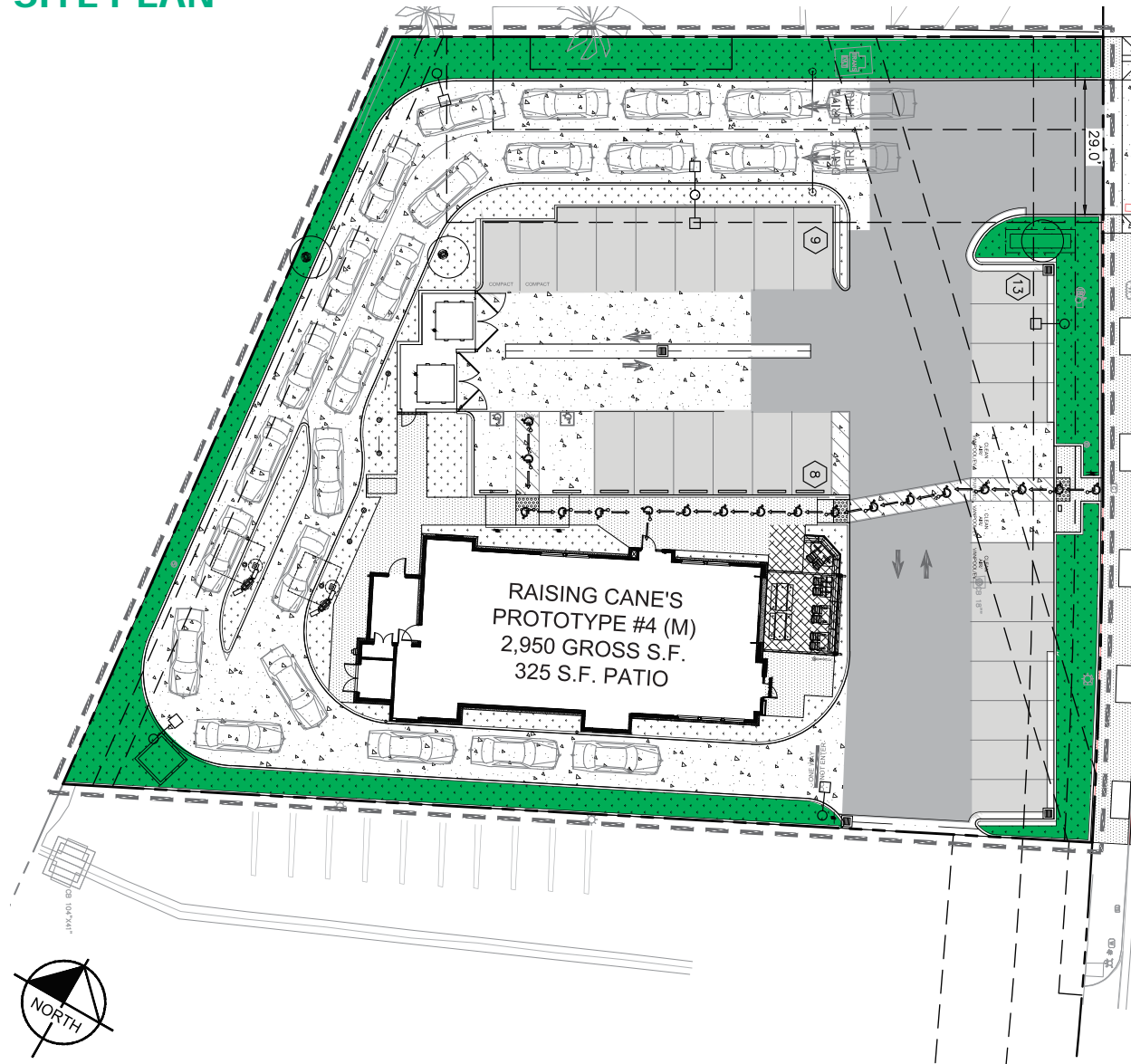


REAR ELEVATION



20707 AVALON BLVD, CARSON, CA 90746

SITE PLAN



S. AVALON BLVD

MONUMENT SIGN





20707 AVALON BLVD, CARSON, CA 90746





20707 AVALON BLVD, CARSON, CA 90746

AREA RETAILERS





TENANT SUMMARY



Raising Cane's is a restaurant company that has ONE LOVE- quality chicken finger meals. Cane's is known for its great crew, cool culture, and active community involvement. Raising Cane's® was founded by Todd Graves in 1996 in Baton Rouge, LA. And has expanded to 500 stores in 27 states and 5 countries.

Raising Cane's Chicken Fingers has now surpassed \$1.5 billion in annual sales – tripling in size within the last four years and more than doubling its team to 25,000 Crewmembers – while serving nearly one billion quality

chicken finger meals. In addition, the company and its Restaurant Leaders are actively involved in each of their local Communities, giving back nearly \$50 million to more than 20,000 organizations over the same time period.





20707 AVALON BLVD, CARSON, CA 90746

RENT ROLL

| Tenant Name | Building SF | Lease Start** | Lease End | Rent PSF | Rent/ Mo | Annually | Recovery Type |
|--------------------------------|-------------|---------------|---------------|----------|-------------|--------------|---------------|
| Raising Canes Restaurants, LLC | 2,950 | March 2021 | February 2036 | \$118.64 | \$29,166.67 | \$350,000.00 | NNN |

*Tenant has three (3) - five (5) year options and one (1) - four (4) year option at 10% increases every 5 years.

** Estimated based on completion date





CITY OF CARSON MARKET OVERVIEW

The city of Carson is located 13 miles south of downtown Los Angeles and approximately 14 miles from Los Angeles International Airport. Incorporated in 1968 Carson is the newest municipality in the South Bay Region of metro Los Angeles. As of 2019 the city population was estimates to be 91,394.

The City of Carson has historically been the epicenter for industry due to its close proximity the Port of Los Angeles and the 405 Freeway. In recent years Carson has experienced a gentrification with several new mixed use, entertainment, and retail developments completed or currently under construction.



LOS ANGELES COUNTY MARKET OVERVIEW

Los Angeles County is the most heavily populated county in the country with approximately 10.4 million people calling it home, including about 1 million living in unincorporated areas of the county. The Los Angeles metropolis is formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange. Approximately 3.9 million residents call the City of Los Angeles home.

Los Angeles County is home to one of the most educated labor pools in the U.S. and offers a labor force of more than 4.98 million, of which approximately 40% are college graduates. Los Angeles County's continued economic growth, in contrast to

other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) also services the Los Angeles County area. It is the fourth busiest airport in the world, serving nearly 87.5 million passengers in 2018. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).



20707 AVALON BLVD, CARSON, CA 90746

DEMOGRAPHICS (2020 ESTIMATES)

| POPULATION | 1 Mile | | 3 Miles | | 5 Miles | |
|--------------------------------------|--------|-------|---------|-------|---------|-------|
| Estimated Population (2020) | 16,196 | | 154,885 | | 577,321 | |
| Projected Population (2025) | 16,002 | | 152,436 | | 571,040 | |
| Census Population (2010) | 15,672 | | 152,460 | | 570,382 | |
| Census Population (2000) | 15,760 | | 148,594 | | 553,906 | |
| Projected Annual Growth (2020-2025) | -194 | -0.2% | -2,449 | -0.3% | -6,281 | -0.2% |
| Historical Annual Growth (2010-2020) | 524 | 0.3% | 2,425 | 0.2% | 6,939 | 0.1% |
| Historical Annual Growth (2000-2010) | -88 | - | 3,855 | 0.3% | 16,477 | 0.3% |
| Estimated Population Density (2020) | 5,158 | psm | 5,481 | psm | 7,353 | psm |
| Trade Area Size | 3.1 | sq mi | 28.3 | sq mi | 78.5 | sq mi |

HOUSEHOLDS

| | | | | | | |
|--------------------------------------|-------|------|--------|------|---------|------|
| Estimated Households (2020) | 5,125 | | 46,528 | | 181,610 | |
| Projected Households (2025) | 5,231 | | 47,382 | | 185,486 | |
| Census Households (2010) | 4,781 | | 44,154 | | 172,900 | |
| Census Households (2000) | 4,645 | | 43,062 | | 169,063 | |
| Projected Annual Growth (2020-2025) | 106 | 0.4% | 854 | 0.4% | 3,876 | 0.4% |
| Historical Annual Change (2000-2020) | 479 | 0.5% | 3,466 | 0.4% | 12,547 | 0.4% |

AVERAGE HOUSEHOLD INCOME

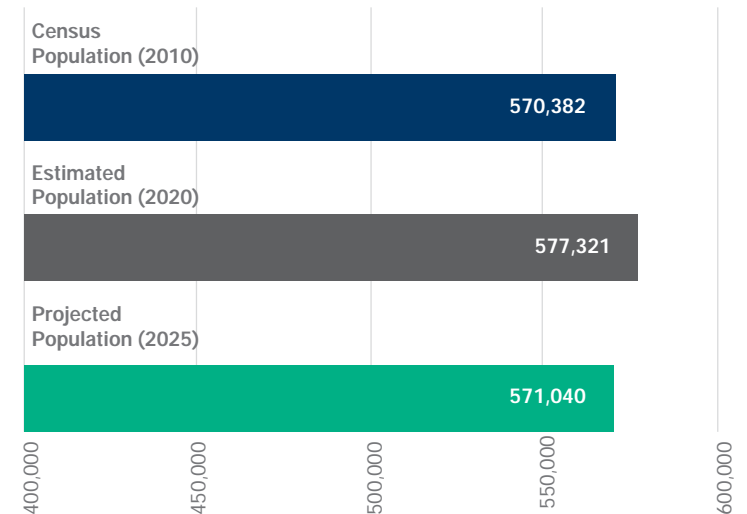
| | | | | | | |
|---|-----------|------|-----------|------|-----------|------|
| Estimated Average Household Income (2020) | \$115,778 | | \$97,388 | | \$89,696 | |
| Projected Average Household Income (2025) | \$141,353 | | \$119,119 | | \$108,367 | |
| Census Average Household Income (2010) | \$81,287 | | \$70,730 | | \$64,503 | |
| Census Average Household Income (2000) | \$68,085 | | \$57,485 | | \$52,787 | |
| Projected Annual Change (2020-2025) | \$25,575 | 4.4% | \$21,731 | 4.5% | \$18,671 | 4.2% |
| Historical Annual Change (2000-2020) | \$47,753 | 3.5% | \$39,903 | 3.5% | \$36,909 | 3.5% |

MEDIAN HOUSEHOLD INCOME

| | | | | | | |
|--|-----------|------|----------|------|----------|------|
| Estimated Median Household Income (2020) | \$85,220 | | \$75,042 | | \$69,889 | |
| Projected Median Household Income (2025) | \$100,063 | | \$87,849 | | \$81,548 | |
| Census Median Household Income (2010) | \$72,115 | | \$60,742 | | \$55,127 | |
| Census Median Household Income (2000) | \$56,148 | | \$48,616 | | \$43,180 | |
| Projected Annual Change (2020-2025) | \$14,843 | 3.5% | \$12,806 | 3.4% | \$11,659 | 3.3% |
| Historical Annual Change (2000-2020) | \$29,072 | 2.6% | \$26,427 | 2.7% | \$26,709 | 3.1% |

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

POPULATION (WITHIN 5 MILE RADIUS)



INCOME (WITHIN 5 MILE RADIUS)



EMPLOYMENT (WITHIN 5 MILE RADIUS)





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