



# RAISING CANE'S

## ABSOLUTE NNN LEASE

919 S. CLEARVIEW PARKWAY, JEFFERSON, LA 70121



Takeout  
Available



Actual Site



Marcus & Millichap  
THE DUONG RETAIL GROUP





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# EXECUTIVE SUMMARY

## Investment Highlights



**Corporate Guaranteed Raising Cane's Restaurant**  
**Low Rent to Sales Ratio of 7.18%**



**Located at Signalized Intersection with Traffic Counts**  
**Exceeding 60,000 Cars Per Day**



**Tenant Recently Extended Their Lease Which**  
**Demonstrates a Strong Commitment to the Site**



**Raising Cane's has One of the Strongest Brand Loyalties**  
**in the State of LA**

## Prime Retail Location

- ▶ Located Across from the **Elmwood Shopping Center with Over 1 Million Square Feet of Retail**
- ▶ Only 8 Miles from New Orleans International Airport
- ▶ **Over 284,000 Residents** within 5 Miles of Subject Property
- ▶ Located on Retail Corridor Creating a Great Synergy between other National Brands such as Walmart, T.J. Maxx, Home Depot, Buffalo Wild Wings, Chipotle, Taco Bell, and Many More

## Corporate Guaranteed Lease

- ▶ Absolute NNN Lease with **Zero Landlord Responsibilities** – Ideal for Investors not Local to the Market
- ▶ Proven Location with the **Tenant Occupying this Site Since 2006**
- ▶ Raising Cane's has **Over 500 Locations** with an **Average Unit Volume of \$3,500,000+ in Sales Per Store**
- ▶ Raising Cane's Tenant is One of the Fastest Growing QSR Restaurants in the United States with **Annual Revenue of \$1.5B**





# EXECUTIVE SUMMARY

Close Up Aerial Photo



**Jefferson Industrial Zone**  
Hundreds of Businesses  
& Manufacturing Facilities



**TJ-maxx**

**Marshalls**

**DSW**  
DESIGNER SHOE WAREHOUSE

**FedEx**

**COST PLUS**  
**WORLD MARKET**



**McDonald's**



Clearview Parkway (±60,000 Cars Per Day)



**SMOOTHIE KING**



**SUBJECT PROPERTY**



NOTE: Property boundaries are for representative purposes only and must be verified by Buyer.

LAUS & MILLER LLP / LA JEFFERSON RAISING CANE'S DM



# EXECUTIVE SUMMARY

Close Up Aerial Photo

Mississippi River

Walmart  
Save money. Live better.

Academy  
SPORTS & OUTDOORS

AutoZone



Jefferson Industrial Zone  
Hundreds of Businesses  
& Manufacturing Facilities

BUFFALO WILD WINGS  
GRILL & BAR

Valvoline  
Instant Oil Change

SMOOTHIE  
KING

SUBJECT  
PROPERTY

Clearview Parkway (±60,000 Cars Per Day)

Guitar  
Center

NOTE: Property boundaries are for representative purposes only and must be verified by Buyer.



# EXECUTIVE SUMMARY

Aerial Photo





# TENANT OVERVIEW

## Raising Cane's

From the Raising Cane's Website

Visit [www.raisingcanes.com](http://www.raisingcanes.com) for More Information



Our concept is simple and unique.. we only have ONE LOVE – quality chicken finger meals! At Raising Cane's® you get an exceptionally high quality product served quickly and conveniently. We can do this because we offer a limited menu. The specialized systems developed by Raising Cane's® allow us to maintain a level of quality unmatched in the industry. Our commitment to this concept will not allow us to compromise our quality, cut corners or clutter our menu with new products that do not fit our core menu offering.

Website	<a href="http://www.raisingcanes.com">www.raisingcanes.com</a>
# of Locations	500+
Approximate Annual Revenue	\$1.5B+

**We have continued this commitment as we have continued to grow and we work to ensure each Raising Cane's gives back to the communities they are located in.**

We recognize our responsibility in supporting the community and enjoy improving the lives and communities of the people whom make the company the success that it is.

Every crew member at Raising Cane's® helps give back to the community when they work hard to make Raising Cane's® successful. That hard work generates income and resources that we use to give back to our communities. Raising Cane's® does not want to be just another restaurant chain in the community. We want to become an integral part in that community.

We look forward to seeing you in cities across America as we celebrate 25 years of ONE LOVE®.

## THE VISION - RAISING CANE'S

*To grow restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture, and active community involvement.*



High Quality Chicken Fingers

**< ONE LOVE >**

HIGH QUALITY CHICKEN FINGER MEALS

**100%**  
We use only 100% premium chicken tenderloins.

**24 Hours**  
Our 24-hour marinade is one of the reasons our chicken fingers are so juicy.

**Never-ever Frozen**  
Our chicken fingers are always fresh, never frozen. No exceptions.



Chicken Fingers



Crinkle-Cut Fries



Coleslaw



Cane's Sauce



Texas Toast



Ice Cold Drinks

# TENANT OVERVIEW

## Average Unit Volume - Rankings

Fast Food Restaurant Chain	Average Unit Volume	Preceding Year	Increase YoY
<b>Raising Cane's</b>	<b>\$3,600,000</b>	<b>\$3,147,600</b>	<b>14%</b>
Whataburger	\$3,088,900	\$2,935,600	5%
McDonald's	\$2,911,600	\$2,756,600	6%
In-N-Out	\$2,843,500	\$2,745,600	4%
Krispy Kreme	\$2,547,900	\$2,471,500	3%
Chipotle	\$2,188,700	\$1,989,800	10%
Zaxby's	\$2,156,200	\$2,026,800	6%
Habit Burger	\$1,958,200	\$1,891,300	4%
El Pollo Loco	\$1,852,000	\$1,807,300	2%
Panda Express	\$1,830,200	\$1,711,500	7%
Bojangles	\$1,773,100	\$1,708,900	4%
Taco Bell	\$1,691,300	\$1,589,800	6%
Wendy's	\$1,674,300	\$1,618,600	3%
Popeyes	\$1,580,800	\$1,416,400	12%
Jack in the Box	\$1,564,900	\$1,544,900	1%
Del Taco	\$1,446,600	\$1,431,000	1%
Burger King	\$1,390,600	\$1,365,600	2%
Carl's Jr	\$1,331,300	\$1,279,900	4%
Sonic Drive-In	\$1,314,400	\$1,235,300	6%
Arby's	\$1,161,700	\$1,175,700	-1%



Cane's Tailgate - Trays & Catering



### Raising Cane's - Community Philosophy

*Every day, people spend family dinners, quick lunches, post-game celebrations, and other memorable moments with us. Because this community has helped us grow and supported our success, we're able to give support back and, hopefully, lend a hand towards someone else's success.*

Cane's Across America - Food Trucks & Event Catering

### 6 Areas of Focus - Cane's Community Goals



Active Lifestyles



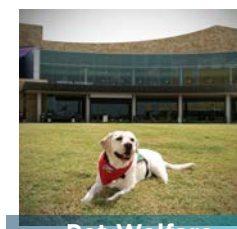
Entrepreneurship



Feeding the Hungry



Education



Pet Welfare



Everything Else!



# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Raising Cane's
Property Address	919 S. Clearview Parkway Jefferson, LA 70121
Assessor's Parcel Number	27760
Current Occupancy	Fully Occupied
Year Built	2004
Gross Leasable Area (GLA)	±2,710 Square Feet
Lot Size	±0.90 Acres (±39,213 Square Feet)

## Pricing

Price	\$5,430,000
Cap Rate	5.00%



## Annualized Operating Data

Gross Potential Rent	\$271,443
Expense Reimbursements	Absolute NNN
Total Expenses	Absolute NNN
<b>Net Operating Income</b>	<b>\$271,443</b>

## Lease Information

Total Lease Term	±31 Years
Lease Commencement	August 5, 2004
Lease Expiration	October 31, 2035
Lease Remaining	±14.60 Years
Lease Type	Absolute NNN
Increases	In Options
Options	Four, Five-Year @ 10%
Guaranty	Corporate

### NOTE ON PORTFOLIO:

Six total Raising Cane's locations are available separately or as a portfolio.

Please see next page and contact Agents for more details.





# MARKET OVERVIEW

Portfolio Overview - Additional Locations Available Separately or as a Portfolio - Please Contact Agents for More Details

## Raising Cane's - Bossier City, LA - AVAILABLE

List Price	\$5,065,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

## Raising Cane's - Shreveport, LA - AVAILABLE

List Price	\$5,960,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

## Raising Cane's - Jefferson, LA - AVAILABLE

List Price	\$5,430,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

## Raising Cane's - Mandeville, LA - AVAILABLE

List Price	\$4,505,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

## Raising Cane's - Opelousas, LA - AVAILABLE

List Price	\$3,390,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

## Raising Cane's - Ridgeland, MS - AVAILABLE

List Price	\$5,110,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years





# MARKET OVERVIEW

Subject Property Photos





# MARKET OVERVIEW

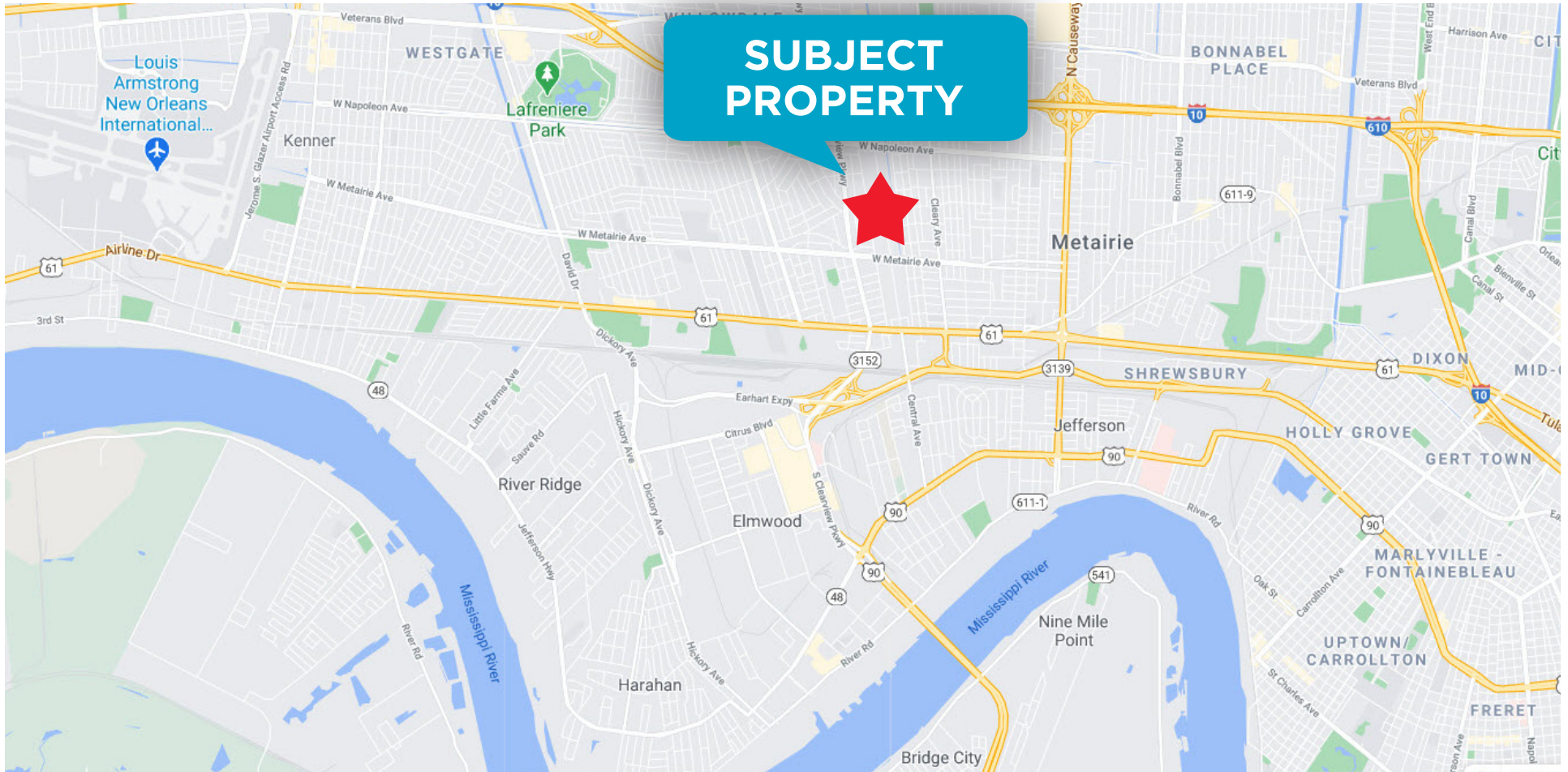
Subject Property Photos





# MARKET OVERVIEW

## Regional Map



**±60,000**

CARS PER DAY ON  
CLEARVIEW PARKWAY



**±8 MILES**

TO LOUIS ARMSTRONG NEW  
ORLEANS INTERNATIONAL  
AIRPORT (MSY)



**±284,000**

RESIDENTS WITHIN  
FIVE MILES



**±3 MILES**

FROM INTERSTATE 10,  
A MAJOR FREEWAY



# MARKET OVERVIEW

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2025 Population	6,364	95,339	281,564
2020 Population	6,418	96,213	284,597
2015 Population	6,330	95,342	277,498
2010 Population	6,492	101,639	301,107

Households	1-Mile	3-Miles	5-Miles
2025 Households	3,298	41,984	117,803
2020 Households	3,309	42,136	118,517
2015 Households	3,316	42,275	116,774
2010 Households	3,416	44,177	126,407
2025 Owner Occupied Housing	39.4%	56.7%	56.8%
2025 Rent Occupied Housing	60.6%	43.3%	43.2%
2020 Owner Occupied Housing	39.8%	56.9%	56.9%
2020 Renter Occupied Housing	60.2%	43.1%	43.1%
2010 Owner Occupied Housing	43.1%	58.8%	58.6%
2010 Renter Occupied Housing	56.9%	41.2%	41.4%

Income	1-Mile	3-Miles	5-Miles
\$0 - \$14,999	9.6%	11.1%	12.7%
\$15,000 - \$24,999	11.7%	10.9%	10.9%
\$25,000 - \$34,999	9.3%	9.9%	9.4%
\$35,000 - \$49,999	16.2%	14.0%	13.2%
\$50,000 - \$74,999	16.8%	18.0%	16.8%
\$75,000 - \$99,999	17.0%	12.9%	12.2%
\$100,000 - \$124,999	9.1%	8.4%	8.0%
\$125,000 - \$149,999	3.5%	5.4%	5.1%
\$150,000 - \$200,000	3.4%	4.7%	5.4%
\$200,000 to \$249,999	1.4%	1.8%	2.3%
\$250,000 +	1.9%	2.8%	4.0%
2020 Median Household Income	\$53,786	\$54,816	\$54,779
2020 Average Household Income	\$72,574	\$78,268	\$84,020



**\$84,020**

2020 AVERAGE HOUSEHOLD  
INCOME WITHIN FIVE MILES







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