

FOR SALE

RAISING CANE'S VERY RARE
LONG TERM LEASE 18+ YEARS

4219 N.ORACLE ROAD
TUCSON, ARIZONA



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CASHEN REALTY ADVISORS

CONSULTING BROKERS
MAY REALTY ADVISORS

In The Strongest Retail Trade Area In Tucson
Arizona! With Over 1.7m Square Feet Of Retail

PROPERTY & FINANCIAL HIGHLIGHTS

Price	\$6,187,500
Years 1-5	3.75%, \$225,000 10% Increase
Years 6-10	4%, \$247,500 10% Increase
Years 11-15	4.4%, \$272,250 10% Increase
Years 16-20	4.85%, \$299,475 10% Increase
Years 21-25 (Option 1)	5.32%, \$329,422 10% Increase
Years 26-30 (Option 2)	5.85%, \$362,364 10% Increase
Years 31-35 (Option 3)	6.44%, \$398,600 10% Increase
Lease Guarantee	Corporate
Lease Start/End Date	12/03/2019 - 12/31/2039
Remaining Initial Term	18+ Years
Term with Options	33 Years
Building Size/Land Size	4,983 SF/28,162 SF
Price Per Square Foot	\$1,241.72
Year Completed	2019

*The asking Cap Rate is based upon the 2024 NOI of \$247,500.00. The Seller shall "Credit Back" to Buyer the difference in Annual Income from 2021 to 2024 of \$22,500.00 per year, which equals \$22,500.00 x 3=\$67,500.00 at the Close of Escrow providing the Buyer a 4% cap rate based on purchase price.

Compelling Reasons to Invest



18+ years of remaining lease term with 10% increases every 5 years.



Very Successful location. Over 235,000 customer visits a year. Ranks 8th in the state and top 20% nationwide.*



Raising Cane's has over 505 locations with annual revenue exceeding \$1.5B. Privately owned.



#1 fastest growing fast-food chain in the US**. (Franchise Times 2020) based on sale PSF



Dense infill location with over 233,000 people in 5 miles & traffic counts exceeding 85,000 cars a day.



Traffic Counts

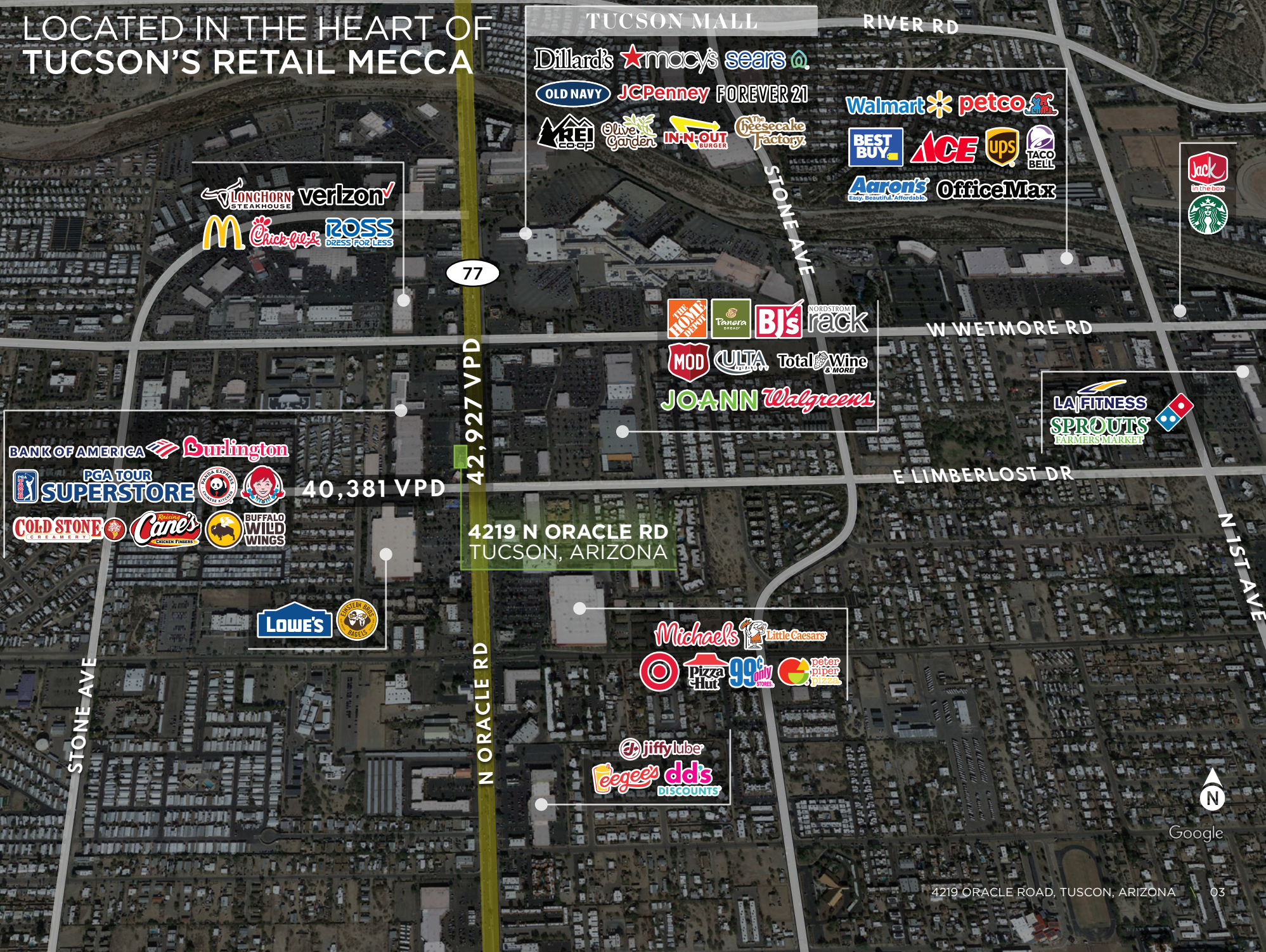
Oracle Road	55,000
Limberlost Road	7,701
Wetmore Road	23,000
Total VPD	85,701

* Placer AI

** Franchise Times / NRN

All investors and brokers should complete their own due diligence and rely upon their own investigations.

LOCATED IN THE HEART OF TUCSON'S RETAIL MECCA



TUCSON MALL

RIVER RD

Dillard's ★ Macy's Sears

OLD NAVY JCPenney FOREVER 21

REI coop Olive Garden IN-N-OUT BURGER The Cheesecake Factory

Walmart petco

BEST BUY ACE UPS TACO BELL

Aaron's OfficeMax

LONGHORN STEAKHOUSE verizon

McDonald's Chick-fil-A ROSS DRESS FOR LESS

77

42,927 VPD

40,381 VPD

4219 N ORACLE RD
TUCSON, ARIZONA

BANK OF AMERICA Burlington

PGA TOUR SUPERSTORE

COLD STONE CREAMERY Cane's BUFFALO WILD WINGS

LOWE'S

THE HOME DEPOT Panera Bread BJ's NORDSTROM rack

MOD ULTA Total Wine & MORE

JOANN Walgreens

LA FITNESS SPROUTS FARMERS MARKET

E LIMBERLOST DR

N 1ST AVE

Michael's Little Caesars Target Pizza Hut 99¢ ONLY STORES peter piper pizza

jiffy lube eegee's dds DISCOUNTS



Google

4219 ORACLE ROAD, TUCSON, ARIZONA

03

RAISING CANE'S TUCSON FIESTA SUMMARY

TUCSON MALL

170+ Stores • ±1.2 Million Square Feet

Tucson
Auto Mall

N ORACLE RD (42,927 VPD)

Walgreens

THE HOME
DEPOT



Burlington

PGA TOUR
SUPERSTORE

LOWE'S

The TUCSON FIESTA SHOPPING CENTER is located in heart of the dynamic North Oracle Road corridor, the Number 1 regional shopping destination in Southern Arizona. Anchored by the PGA Superstore and Burlington Coat Factory, the center is across the street from the premier dining and entertainment district in Tucson including tenants Target, Michael's, Ulta, Nordstrom Rack and The Container Store. Home improvement giants Lowe's and Home Depot are both adjacent to the center. Visibility and access are excellent, with over 50,000 vehicles per day passing Tucson Fiesta on Oracle Road.

4219 N ORACLE RD
TUCSON, ARIZONA



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FIESTA PLAZA OVERVIEW

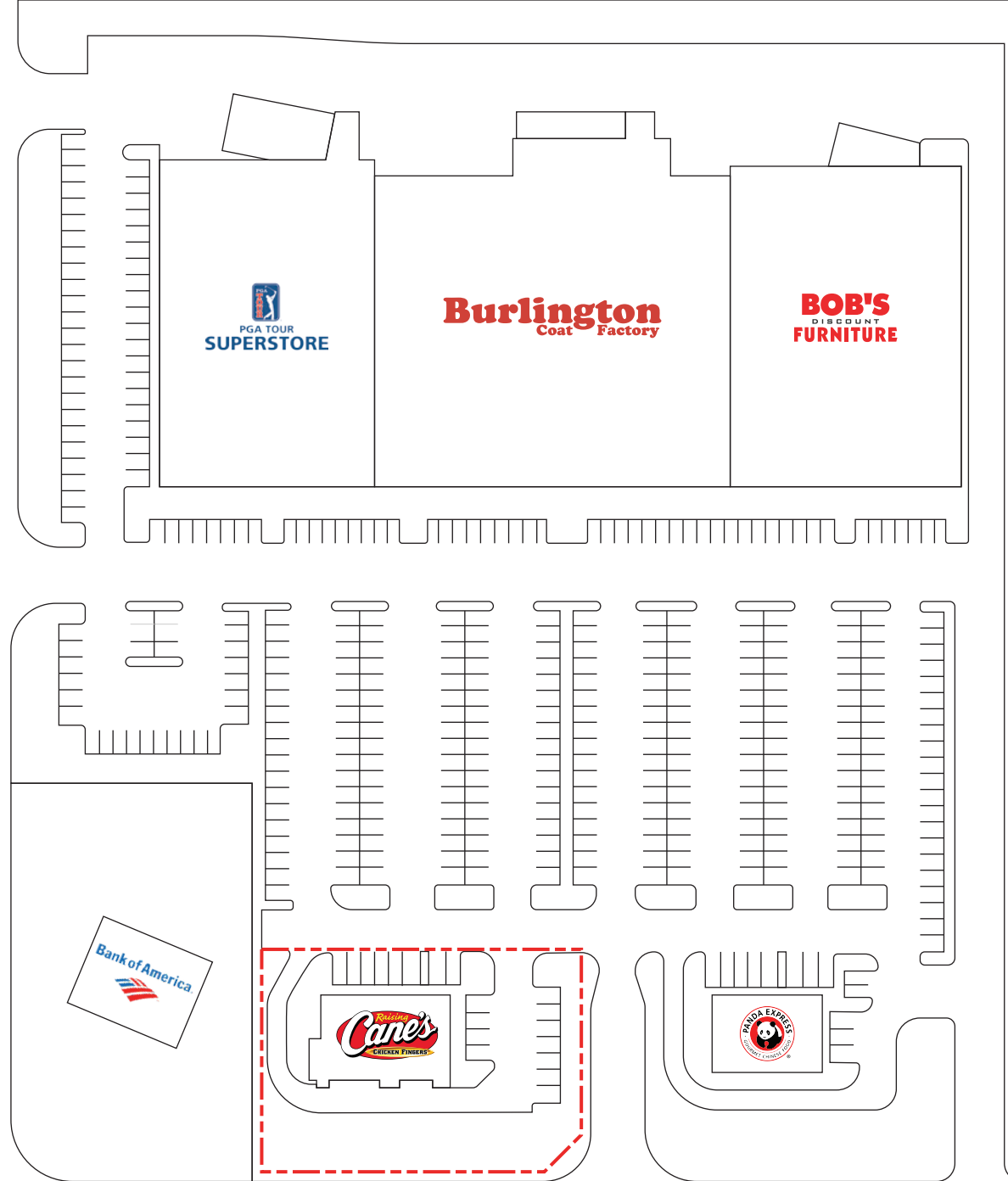
Raisin Cane's benefits from the co-tenants at Fiesta Plaza. PGA Superstore is national retailer with 35 locations in 13 state. Burlington Coat Factory is a discount clothing chain with 631 locations in 40 states. Bob's Discount Furniture has over 120 locations in 16 states.



W LIMBERLOST DR



N ORACLE RD



KEYS TO MUTUAL SUCCESS

Raising Cane's Restaurant Partner Program invites exceptional Restaurant Leaders. Mutual Interests and shared financial success support store success. Growth does not happen by accident.

Announced by Founder, Owner & Co-CEO Graves and Co-CEO & COO AJ Kumaran, the program lays out a path for Raising Cane's Restaurant Leaders and others to attain a level of compensation and quality of life unmatched in the restaurant industry.

RAISING CANE'S #1 FASTEST GROWING RESTAURANT CHAIN IN 2020 BY NATIONS RESTAURANT NEWS

Growth in U.S. Foodservice Revenue

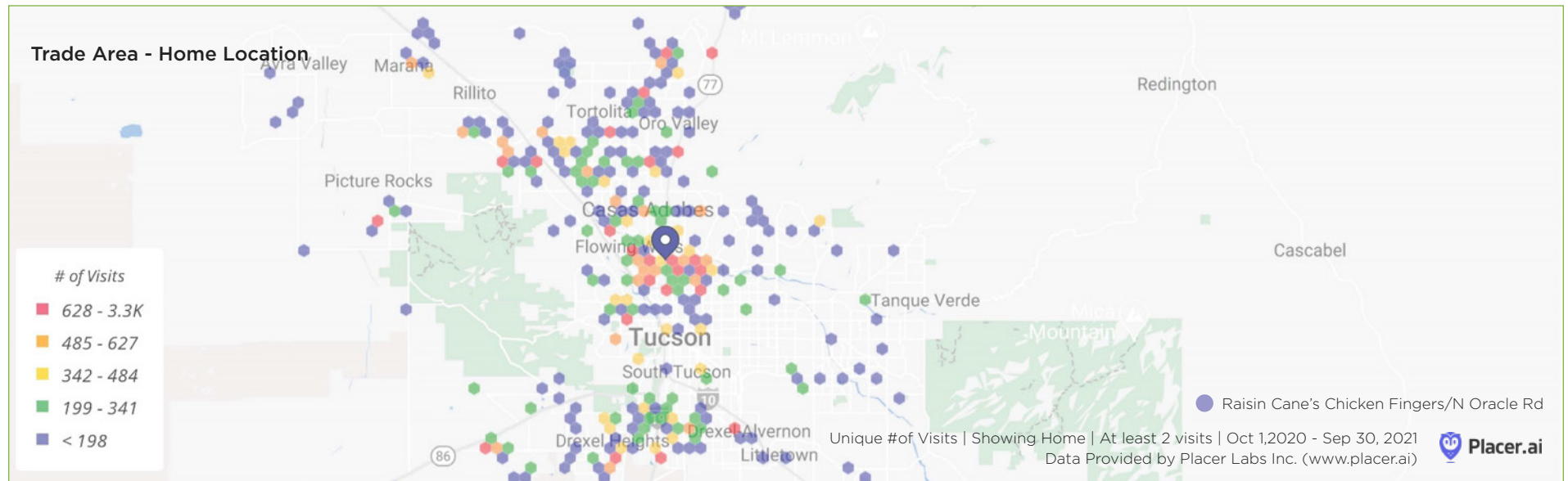
Rank 2020	Company	% Change		Fiscal Year-End
		Latest vs Preceding	Preceding vs Prior	
1	Raising Cane's Restaurant's LLC	41.48%	22.47%	Dec '19
2	Dine Brands Global INC.	31.00	6.51	Dec '19
3	Shake Shack INC.	29.37	28.55	Dec '19
4	Red Rock Resorts INC.	26.34	4.32	Dec '19
5	ISS A/S	20.56	77.39	Dec '19
6	Chick-Fil-A INC.	19.93	15.22	Dec '19
7	Flynn Restaurant Group LLC	18.28	8.74	Dec '19
8	Apollo Global Management LLC	17.43	50.93	Dec '19
9	KBP Foods LLC	16.00	21.73	Dec '19
10	The Habit Restaurants INC.	15.95	21.06	Dec '19
11	Autogrill Spa	15.07	3.94	Dec '19
12	Sun Holdings LLC	15.06	11.85	Dec '19
13	Chipotle Mexican Grill INC.	14.84	8.65	Dec '19
14	Eldridge Industires (NPC) International INC.)	14.77	-	Dec '19
15	GPS Hospitality LLC	12.71	2.57	Dec '19
16	Texas Roadhouse INC.	12.16	10.59	Dec '19
17	Jab Holding Co.	12.12	78.85	Dec '19
18	Panda Restaurant Group INC.	11.97	11.57	Dec '19
19	Wawa INC.	11.51	6.08	Dec '19
20	Freeman Spogli & Co	11.12	1.31	Dec '19
21	Sentinel Capital Partners	10.52	37.24	Dec '19
22	Costco Wholesale Corp.	10.11	6.71	Aug '19
23	Starbucks Corp.	9.92	7.02	Sept '19



BUSINESS CONTINUES TO GROW EXPONENTIALLY



CUSTOMERS COME A LONG WAY FROM HOME FOR RAISIN CANE'S CHICKEN



RAISING CAIN'S IN ARIZONA



* Placer.ai data

TUCSON

ACADEMICS, A GROWING JOB MARKET AND LOW COST OF LIVING FOSTER JOB & POPULATION GROWTH



Government

Government jobs account for nearly 20% of the metro's employment. This include state and local government employees, university employees, and those who work at local military bases.



Corporate

Corporate relocations and expansions announcement prior to the pandemic were a bright spot. Caterpillar, HomeGoods, GEICO, Comcast, ADP, and Raytheon are in varying stages of expanding their operations in Tucson and are expected to bring thousands of jobs to the metro area over the next few years.



High Paying Jobs

Caterpillar is expected to create more than 600 jobs with average annual salaries of \$90,000, Raytheon announced plans to add more than 1,000 high-paying jobs to the metro in addition to The jobs are in addition to the 2,000 new positions that were announced a earlier.



Academic & Student Population Base

The University of Arizona serves as an economic engine for the region. Total enrollment at the UA exceeded 46,000 students during the fall 2020 semester. The university is one of southern Arizona's largest employers, with more than 15,500 employees.

#02

Largest City in Arizona behind Phoenix with an MSA of over **1,00,0000***

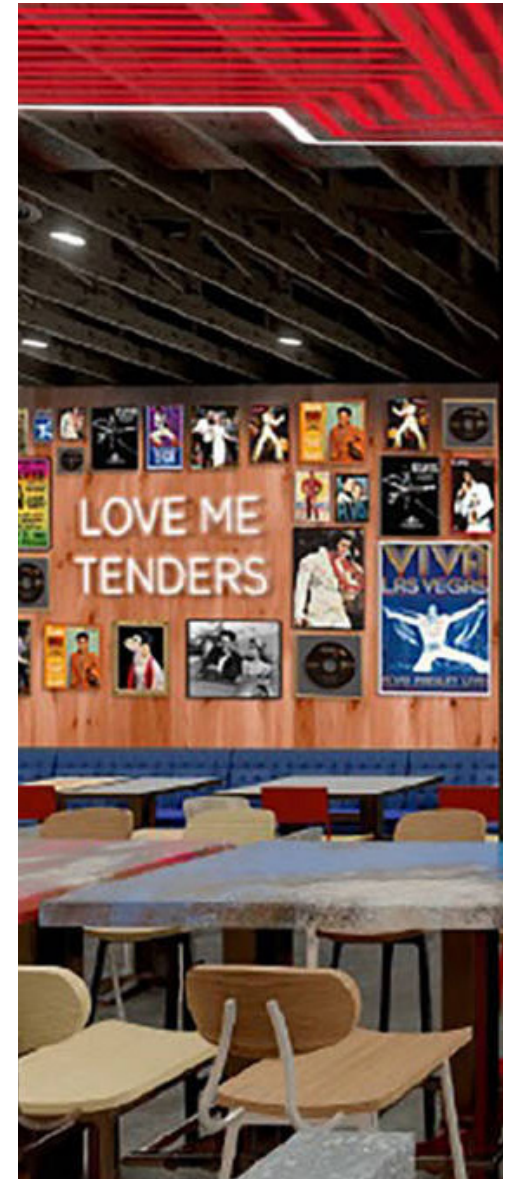


THE UNIVERSITY OF ARIZONA

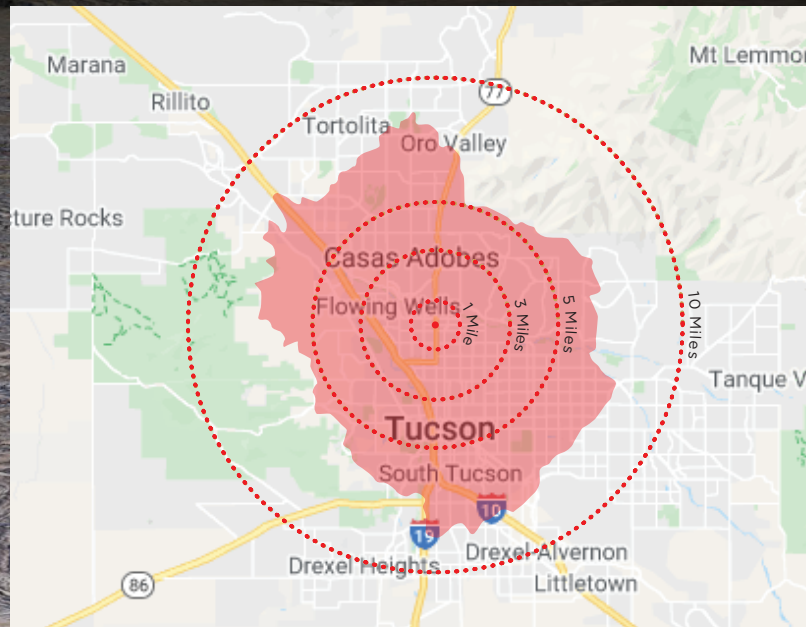
Home to the University of Arizona There are over **34,000** Students and **15,000** Employees.**

#33

Largest City in the US*



DENSE POPULATION BASE WITH STRONG ANNUAL GROWTH



Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	13,800	102,875	237,009	623,935	409,059
5 Yr Growth	3.3%	4.3%	3.9%	3.9%	3.8%
Median Age	37	35	35	37	37
White/ Black/ Hispanic	84%/5%/45%	83%/5%/40%	83% / 5% / 36%	85% / 4% / 41%	84% / 5% / 39%
Employment	10,609	53,698	134,500	308,922	190,891
Buying Power	\$221.5M	\$1.8B	\$4.5B	\$12.6B	\$8B
5 Yr Growth	7.3%	7.8%	6.7%	6.4%	6.2%
College Graduates	18.3%	25.8%	32.4%	29.8%	33.9%
Household					
Households	6,195	45,372	101,960	254,982	172,205
Avg.Household Inc	\$52,676	\$58,706	\$66,887	\$72,082	\$68,027



Google

SOLD



2620 FISHER BLVD BARSTO, CA

Sale Price	\$5,647,000
Price Per SF	\$1,951.95
Cap Rate	4.37%
Building Size	2,893 SF
Land Size	54,450 SF
Increases	Every 10 Years
Lease Type	NNN
Lease Commencement	2021
Initial Lease Term	20 Years
Remaining Term	-- Years
Gurantee	Corportate
Sale Date	08/20/2021



13602 FRANCISQUITO BALDWIN PARK, CA

Sale Price	\$5,000,000
Price Per SF	\$1,229.11
Cap Rate	3.4%
Building Size	4,068 SF
Land Size	40,946 SF
Increases	5% Every 10 Years
Lease Type	NNN Ground Lease
Lease Commencement	2016
Initial Lease Term	20 Years
Remaining Term	16 Years
Gurantee	Corportate
Sale Date	01/27/2020



183 E FOOTHILL BLVD UPLAND, CA

Sale Price	\$5,000,000
Price Per SF	\$1,229.11
Cap Rate	3.4%
Building Size	4,068 SF
Land Size	40,946 SF
Increases	5% Every 10 Years
Lease Type	NNN Ground Lease
Lease Commencement	2016
Initial Lease Term	20 Years
Remaining Term	16 Years
Gurantee	Corportate
Sale Date	06/15/2021

FOR SALE



6532 E BROADWAY TUCSON, AZ

Lisit Price	\$5,964,000
Price Per SF	\$1,651.62
Cap Rate	4.14%
Building Size	3,611
Land Size	50,965
Increases	5% Every 5 Years
Lease Type	NNN
Lease Commencement	10/1/2016
Initial Lease Term	20 Years
Remaining Term	14 Years
Options	Three(3) Five(5) Year
Gurantee	Corporate



UNDER CONTRACT

1050 E BELL ROAD PHOENIX, AZ

Lisit Price	\$6,000,000
Price Per SF	\$1,659.29
Cap Rate	4.0%
Building Size	3,616
Land Size	52,878
Increases	10% Every 5 Years
Lease Type	NNN Ground Lease
Lease Commencement	2016
Initial Lease Term	20 Years
Remaining Term	16 Years
Options	Three(3) Five(5) Year
Gurantee	Corporate



UNDER CONTRACT

7841 OLD TROY PIKE DAYTON, OHIO

Lisit Price	\$3,000,000
Price Per SF	\$969.31
Cap Rate	4.0
Building Size	3,095
Land Size	42,253
Increases	5% Every 10 Years
Lease Type	NNN Ground Lease
Lease Commencement	7/15/2020
Initial Lease Term	15 YEARS
Remaining Term	14 YEARS
Options	
Gurantee	Corporate

4219 ORACLE ROAD TUSCON, ARIZONA



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*INTERIOR PHOTOS OF RAISING CANE'S ARE NOT OF THE SUBJECT PROPERTY.

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