

RAISING CANE'S GROUND LEASE - NEW 15 YR NNN

1731 NORTH ARIZONA AVENUE, CHANDLER, ARIZONA



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

1731 North Arizona Avenue, Chandler, AZ 85225

FINANCIAL SUMMARY

Price	\$4,250,000
Cap Rate	4.00%
Building Size	3,181 SF
Net Cash Flow	4.00% \$170,000
Year Built	2022
Lot Size	1.22 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Raising Cane's Restaurants LLC
Guarantor	Corporate
Est. Lease Commencement Date	October 2022
Est. Lease Expiration Date	October 2037
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	5, 5 Year Options
Right of First Refusal	10 Business Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$170,000.00	4.00%
6 - 10	\$187,000.00	4.40%
11 - 15	\$205,700.00	4.84%
Options	Annual Rent	Cap Rate
Option 1	\$226,270.00	5.32%
Option 2	\$248,897.00	5.86%
Option 3	\$273,786.70	6.44%
Option 4	\$301,165.37	7.09%
Option 5	\$331,281.91	7.79%

Base Rent	\$170,000
Net Operating Income	\$170,000
Total Return	4.00% \$170,000





ExtraSpace
Storage

Arby's Jack
in the box
Safelite AutoGlass
JIMMY JOHN'S

CHEVROLET

PGA TOUR
SUPERSTORE
NAPA AUTO CARE CENTER
UPTOWN JUNGLE
FUN PARK

SodaLicious

ATL WINGS
IT'S ALL ABOUT THE SAUCE

BIG 5
SPORTING GOODS

Domino's

DUNKIN'
DONUTS

BRU'STER'S
real ice cream

QT
QuikTrip

25,435 CPD
E WARNER RD

Arizona
Storage Inns
SHREDEX™

AUTO REPAIR SHOPS

AMF

31,040 CPD
N ARIZONA AVE

Raising
Cane's
CHICKEN FINGERS

State Farm
FARMERS
INSURANCE
IntelliSchool
Your Education. Your Way.





SAN HACIENDA
280 APARTMENT UNITS

AUTO REPAIR SHOPS



31,040 CPD
N ARIZONA AVE



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Absolute Triple-Net (NNN) Corporate Ground Lease**
- » Oversized Parcel of Land
- » **10 Percent Rental Increases Every Five Years**
- » Growing Trade Area - Households Projected to Increase 4%+ in Immediate Area by 2026
- » **381,198 Residents within a Five-Mile Radius - Phoenix MSA**
- » Situated at a Dense Retail Intersection - Dunkin' Donuts, Arby's, Jack-in-the-Box, QuikTrip, Domino's Pizza, and More
- » **New 2022 Construction with a Patio, Two Drive-Thru Lanes, and 55 Parking Spaces**
- » Excellent Visibility Along North Arizona Avenue (31,040+ Cars/Day) with Over 56,475 Cars/Day at the Intersection of North Arizona Avenue and East Warner Road
- » **Average Household Income Exceeds \$99,000 within Five Miles of the Site**
- » Down the Road from Highland Yard Vintage Market - 50+ Vendors in 6,000+ SF
- » **Five Minute Drive from Mesquite High School (1,400+ Students)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2026 Projection	19,020	158,126	393,038
2021 Estimate	18,542	154,446	381,198
Growth 2021 – 2026	2.57%	2.38%	3.11%

Households

2026 Projection	7,889	59,707	148,842
2021 Estimate	7,568	57,688	142,780
Growth 2021 – 2026	4.24%	3.50%	4.25%

Income

2021 Est. Average Household Income	\$75,764	\$94,535	\$99,459
2021 Est. Median Household Income	\$62,025	\$74,207	\$75,274
2021 Est. Per Capita Income	\$30,944	\$35,369	\$37,329



Tenant Overview



Private

Plano, Texas

1999

500+

www.raisingcanes.com

Company Type

Headquarters

Founded

Locations

Website

Raising Cane's is renowned for its fresh, never frozen chicken fingers, its crave-able – some say addictive – secret-recipe Cane's sauce, crinkle-cut fries, coleslaw, Texas toast, freshly brewed sweet tea and fresh-squeezed lemonade.

The rapidly growing chain recently earned the distinction of being among the top four quick service restaurant chains in the nation in 2014, according to authoritative Sandelman & Associates Quick-Track study, based on food quality, customer service, cleanliness and other important factors.

The Plano, Texas (originally based in Baton Rouge, Louisiana) -based eatery opened its first restaurant in 1996 near the Louisiana State campus. Raising Cane's is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision is to have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement. There are now more than 500 restaurants in the U.S. with multiple new restaurants under construction.

Building Renderings



FRONT ENTRY ELEVATION



SIDE ENTRY ELEVATION

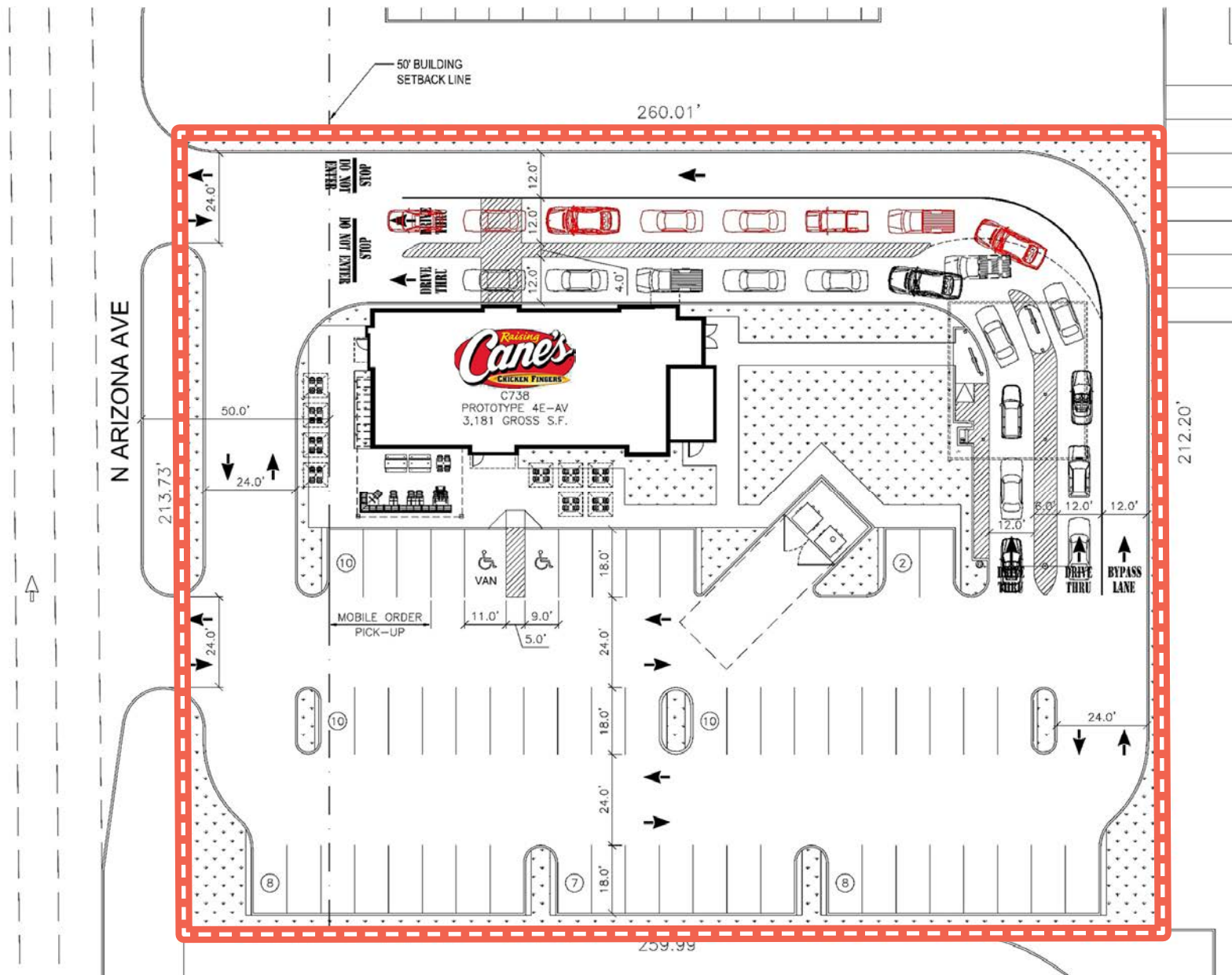


DRIVE THRU ELEVATION



REAR ELEVATION

Site Plan



Location Overview



Located in Metropolitan Phoenix, Chandler embodies an active lifestyle with easy access to outdoor recreation with endless family-fun, award-winning events, world-class golf facilities, and a vibrant downtown. Visitors and residents enjoy the diverse community with its vibrant restaurants of every cuisine, premier shopping, arts and culture and a wide range of things to do all year-round.

In recent years, Chandler's borders have been expanded and the population has boomed from 30,000 in 1980 to more than 240,000 today. The economic base of Chandler has been diversified. While agriculture is still somewhat of a vital element, Chandler now enjoys a strong manufacturing and electronics sector.

Motorola and Intel combine for five plants in Chandler, including Motorola's Iridium and Intel's Pentium III chip facilities. Other high tech industries are Rogers, Avnet, AMKOR, SpeedFam, Orbital Sciences and Microchip Technology.

Over 75 percent of Chandler's 30,000 manufacturing employees are in high tech fields; the national average is 15 percent.

The Price Corridor is the foremost example of how strategic investment in infrastructure and long-term planning can positively shape a community. High capacity utilities, preserved employment sites, well placed parks and numerous residential options make the area appealing to companies and individuals alike. Price Corridor's commercial real estate mix includes Class "A" office, executive office suites, light industrial parks, mixed-use projects and corporate and technology campus settings.

This burgeoning high-technology center along with friendly neighborhoods, excellent schools and a thriving shopping and dining scene, has made the Price Corridor a powerful magnet for both talent and notable industry leaders.

[exclusively listed by]

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