

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



3333 State Road 16

**LA CROSSE** WISCONSIN

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



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Brand Profile



PROPERTY PHOTO







SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate guaranteed, Red Lobster investment property located in La Crosse, WI. The tenant, Red Lobster Hospitality, LLC has approximately 12 years remaining on the lease with 4 (5-year) options to extend. The lease features attractive 2% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Red Lobster is corporate guaranteed by Red Lobster Intermediate Holdings, LLC, the world's largest seafood restaurant with more than 750 locations.

The Red Lobster is located at the signalized, hard corner intersection of State Highway 16/I-90 Alt and State Highway 157 with a combined 75,300 vehicles passing by each day. The property is also less than half a mile from two convenient on/off ramps to Interstate 90 with 40,800 VPD, a heavily trafficked east/west thoroughfare connecting Chicago to Seattle. State Highway 16/I-90 Alt is the primary retail thoroughfare serving the city of La Crosse, WI with notable major retail tenants having a presence including Walmart Supercenter, The Home Depot, Target, Dick's Sporting Goods, Ashley Furniture, Best Buy, and Hobby Lobby to name several. This Red Lobster is strategically located adjacent to Valley Square Shopping Center, a 150,000+ SF retail center with national/credit tenants including PetSmart, TJMaxx, Home Goods, and Michaels, further increasing consumer traffic and promoting crossover synergy to the area. Across the street is the Valley View Mall which has recently been acquired by new ownership and features redevelopment plans that include new retail tenants like Hy-Vee, VA Clinic, Five Guys, Mattress Firm, Chick-Fil-A, and Carribou Coffee. The 5-mile trade area is supported by a population of over 64,500 residents with an average household income of \$73,000. The immediate 1-mile trade area boasts an affluent average household income of over \$86,000 providing a strong direct consumer base from which to draw from.



PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

Pricing	\$3,681,000
Net Operating Income	\$206,515
Cap Rate	5.61%
Lease Term Remaining	12+ Years
Increases	2% Annual
Guarantor	Corporate (Red Lobster Intermediate Holdings, LLC)
Tenant	Red Lobster Hospitality, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

## PROPERTY SPECIFICATIONS

Rentable Area	8,383 SF
Land Area	1.42 Acres
Property Address	3333 State Road 16 La Crosse, Wisconsin 54601
Year Built	1991
Parcel Number	017-010520-030
Ownership	Fee Simple (Land & Building Ownership)



## **12+ Years Remaining | Corporate Guaranteed | 2% Annual Rental Increases | Options To Extend**

- The tenant, Red Lobster Hospitality, LLC has more than 12 years remaining on their term with 4 (5-year) options to extend
- Corporate guaranteed by Red Lobster Intermediate Holdings, LLC, the world's largest seafood restaurant with more than 750 locations
- The lease features 2% annual rental increases throughout the term and option periods, generating NOI growth and hedging against inflation

## **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## **Across from Valley View Mall | Nearby Development & Upgrades**

- Work is underway for a new Hy-Vee location in the Valley View Mall in the former Sears location
- In addition a local VA Clinic converted a space and opened last year
- Nearby developments along Highway 16 included a Chick-Fil-A and a 3-tenant retail building with Five Guys, Caribou Coffee, and Mattress Firm

## **Signalized Hard Corner Intersection | Large Street Frontage | Nearby Interstate 90 (40,800 VPD) | Excellent Visibility & Signage**

- Red Lobster is located at the signalized, hard corner intersection of State Highway 16/I-90 Alt and State Highway 157 with a combined 75,300 vehicles passing by each day
- The property is less than half a mile from two convenient on/off ramps to Interstate 90 with 40,800 VPD
- Excellent visibility and street frontage along both adjacent streets with clear pylon signage making the property easily noticeable to passing vehicles

## **Adjacent to Valley Square Shopping Center (150,000 SF) | Primary Retail Corridor | National/Credit Tenant Presence**

- Red Lobster is strategically located adjacent to Valley Square Shopping Center, a 150,000+ SF retail center with national/credit tenants including PetSmart, TJMaxx, Home Goods, and Michaels
- State Highway 16 is a primary retail corridor for the city of La Crosse, WI with notable major retailers in close proximity to the property including Walmart Supercenter, The Home Depot, Target, Dick's Sporting Goods, Ashley Furniture, Best Buy, and Hobby Lobby

## **Strong Demographics In 5-Mile Trade Area | Affluent 1-Mile**

- More than 64,500 residents and 47,000 employees support the trade area
- \$73,853 average household income in 5-mile trade area
- Affluent \$86,399 average household income in 1-mile trade area
- Provides a strong direct consumer base from which to draw



# PROPERTY OVERVIEW

## LOCATION



La Crosse, Wisconsin  
La Crosse County

## ACCESS



Jansen Place: 2 Access Points

## TRAFFIC COUNTS



State Highway 16: 42,500 VPD  
State Highway 157: 32,800 VPD  
Interstate 90: 40,800 VPD

## IMPROVEMENTS



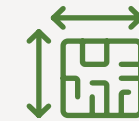
There is approximately 8,383 SF of existing building area

## PARKING



There are approximately 75 parking spaces on the owned parcel.  
The parking ratio is approximately 8.94 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 017-010520-030  
Acres: 1.42  
Square Feet: 61,942 SF

## CONSTRUCTION



Year Built: 1991

## ZONING



G2 - Commercial





CROSSING MEADOWS  
SHOPPING CENTER

38,000  
VEHICLES PER DAY

U.S. HIGHWAY 53

INTERSTATE 90

40,800  
VEHICLES PER DAY

VALLEY VIEW SHOPPING CENTER  
(150,000+ SF)

42,500  
VEHICLES PER DAY

STATE HIGHWAY 16

STATE HIGHWAY 157

32,800  
VEHICLES PER DAY

JOANN

Kwik Trip

BURGER KING

Jersey Mike's

Valvoline

TIRE PLUS  
TOTAL CAR CARE

TACO BELL

petco

BOOT BARN

Party City  
SportClips  
HAIRCUTS

Sams CLUB

Panera BREAD

MOTOR HARLEY-DAVIDSON  
COMMUNITY

festival

ANYTIME FITNESS

ROGAN'S SHOES

Spectrum BUSINESS

TJ-maxx

HomeGoods

OLD NAVY

Michaels  
Where Creativity Happens

GAMESTOP

SALLY  
BEAUTY SUPPLY

GAMING GENERATIONS  
GAMES, REPAIR, TOYS & EVENTS

Wild Birds Unlimited  
Nest 2003

PETSMART

RED LOBSTER  
FRESH FISH - LIVE LOBSTER

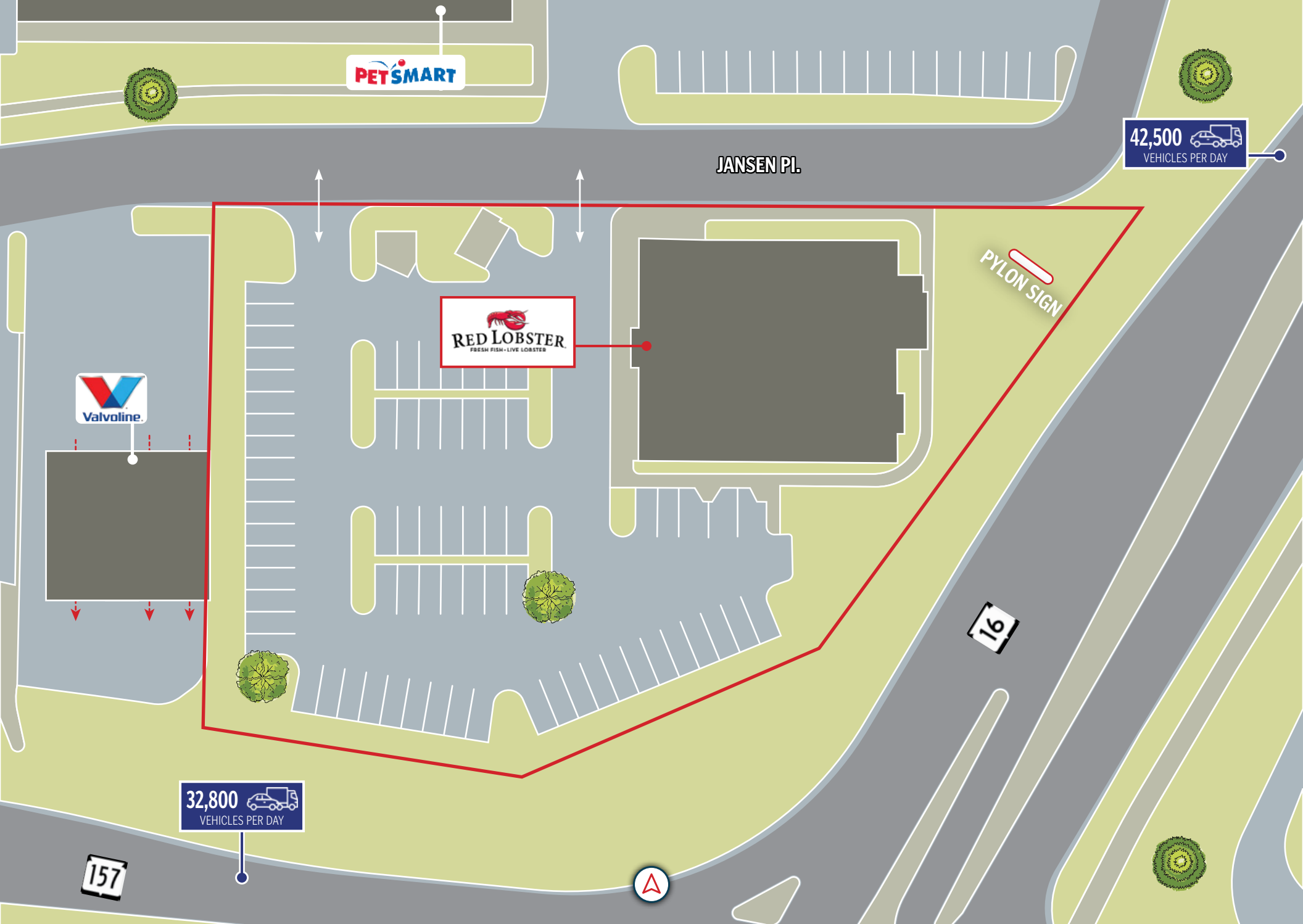






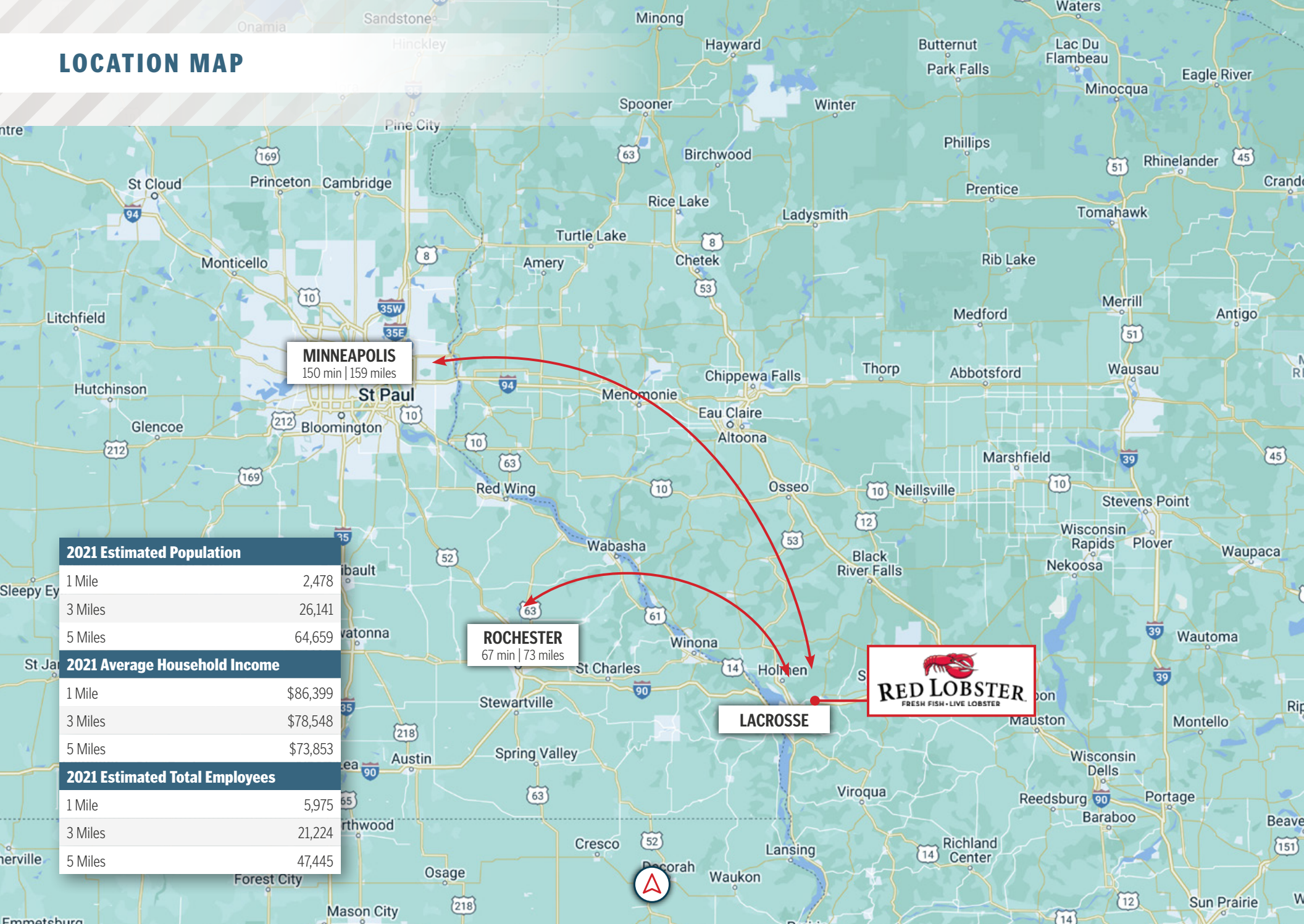








# LOCATION MAP







## LA CROSSE, WISCONSIN

La Crosse is situated along the Mississippi River in the western portion of Wisconsin in La Crosse County. The city consists of the north and south sections which are divided by a prominent marshland. Picturesque bluffs surround the city's prairie landscape. The City of La Crosse had a population of 52,117 as of July 1, 2021.

The largest city on Wisconsin's western border, La Crosse grew as a lumber town on the Mississippi river and flourished as a regional hub of transportation and industry during the railroad era. Today, as home to the university of Wisconsin-La Crosse, Viterbo University, and Western technical college, La Crosse mixes the charm of a college town with its industrial past. With renowned medical institutions that are over a hundred years old, the city is also known as a growing regional hub for healthcare and healthcare research.

La Crosse is like other downtowns in that it is a commercial, entertainment and business hub for the City. Downtown La Crosse is home to nearly three quarters of the hotel rooms in the City. It is recognized as a college town and is also a prominent commercial center. Due to the three colleges the municipality is recognized as a technology and medical center. South Avenue (U.S. Highway 14) is the primary gateway to La Crosse from the south. This four-lane urban street provides access to neighborhoods, major employers, the region's largest medical campus, and downtown La Crosse. South Avenue also serves as a significant barrier to mobility on the south side of La Crosse.

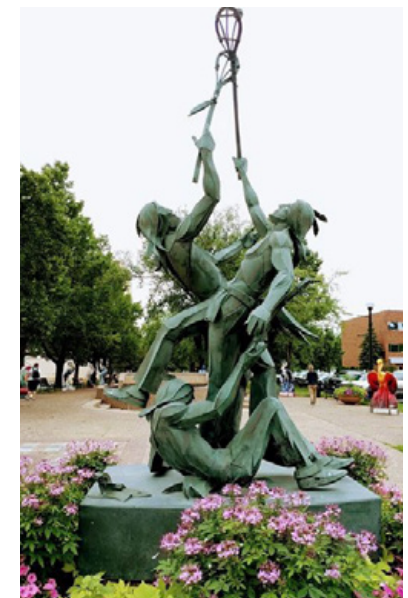
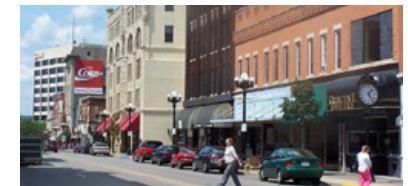
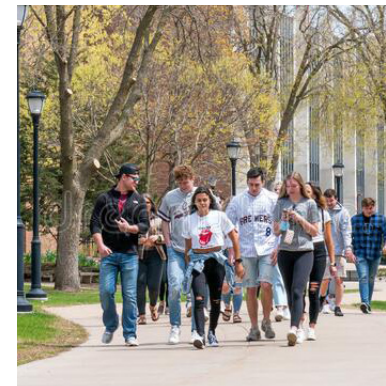
The nearby Upper Mississippi River National Wildlife and Fish Refuge is a very popular site for bird watching and boating. The notable Goose Island Park and Campground is situated on a wooded island in the Mississippi River and provides excellent opportunities for fishing, canoeing, waterfowl hunting, hiking and camping. Great River & La Crosse River Bike Trails passes through prairie and forest areas. Archaeological sites as well as an abundance of wildlife can be seen along the trails.



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2021 Estimated Population	2,478	26,141	64,659
2026 Projected Population	2,551	26,856	66,160
2010 Census Population	2,337	25,214	62,151
Projected Annual Growth 2021 to 2026	0.58%	0.54%	0.46%
Historical Annual Growth 2010 to 2021	0.51%	0.33%	0.36%
<b>Households &amp; Growth</b>			
2021 Estimated Households	1,091	11,150	26,098
2026 Projected Households	1,127	11,488	26,810
2010 Census Households	1,014	10,672	24,911
Projected Annual Growth 2021 to 2026	0.65%	0.60%	0.54%
Historical Annual Growth 2010 to 2021	0.65%	0.40%	0.42%
<b>Race &amp; Ethnicity</b>			
2021 Estimated White	91.09%	88.07%	89.62%
2021 Estimated Black or African American	0.93%	1.77%	1.85%
2021 Estimated Asian or Pacific Islander	5.65%	6.99%	5.63%
2021 Estimated American Indian or Native Alaskan	0.28%	0.46%	0.50%
2021 Estimated Other Races	0.77%	0.62%	0.62%
2021 Estimated Hispanic	2.22%	2.75%	2.70%
<b>Income</b>			
2021 Estimated Average Household Income	\$86,399	\$78,548	\$73,853
2021 Estimated Median Household Income	\$67,463	\$57,235	\$54,651
2021 Estimated Per Capita Income	\$37,506	\$33,275	\$29,809
<b>Businesses &amp; Employees</b>			
2021 Estimated Total Businesses	302	1,309	2,831
2021 Estimated Total Employees	5,975	21,224	47,445





# RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Red Lobster	8,383	12/21/2016	7/31/2034	Current	-	\$17,210	\$2.05	\$206,515	\$24.63	Abs. NNN	4 (5-Year)
(Corporate Guaranty)				8/1/2023	2%	\$17,554	\$2.09	\$210,645	\$25.13		2% Annual Increases

2% Annual Rental Increases Throughout Initial Term

## FINANCIAL INFORMATION

Price	\$3,681,000
Net Operating Income	\$206,515
Cap Rate	5.61%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	1991
Rentable Area	8,383 SF
Land Area	1.42 Acres
Address	3333 State Road 16 La Crosse, Wisconsin 54601



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## RED LOBSTER

**redlobster.com**

**Company Type:** Subsidiary

**Locations:** 750+

**Parent:** Thai Union Group

Red Lobster is the world's largest and most-loved seafood restaurant company, headquartered in Orlando, Fla. Red Lobster is focused on serving the highest quality, freshly prepared seafood that is traceable, sustainable and responsibly-sourced. With more than 50,000 employees in over 750 restaurants in the U.S. and Canada, and a growing international footprint, Red Lobster is more committed than ever to be not just the biggest seafood restaurant, but the best.





## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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