

NEWLY-CONSTRUCTED DOUBLE DRIVE-THRU QSR

Absolute NNN Ground Lease Investment Opportunity



14 YEARS REMAINING ON LEASE | 1 MILLION+ RESIDENTS IN 5-MILE TRADE AREA



2505 Tweedy Boulevard | South Gate, California

LOS ANGELES MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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AREA OVERVIEW

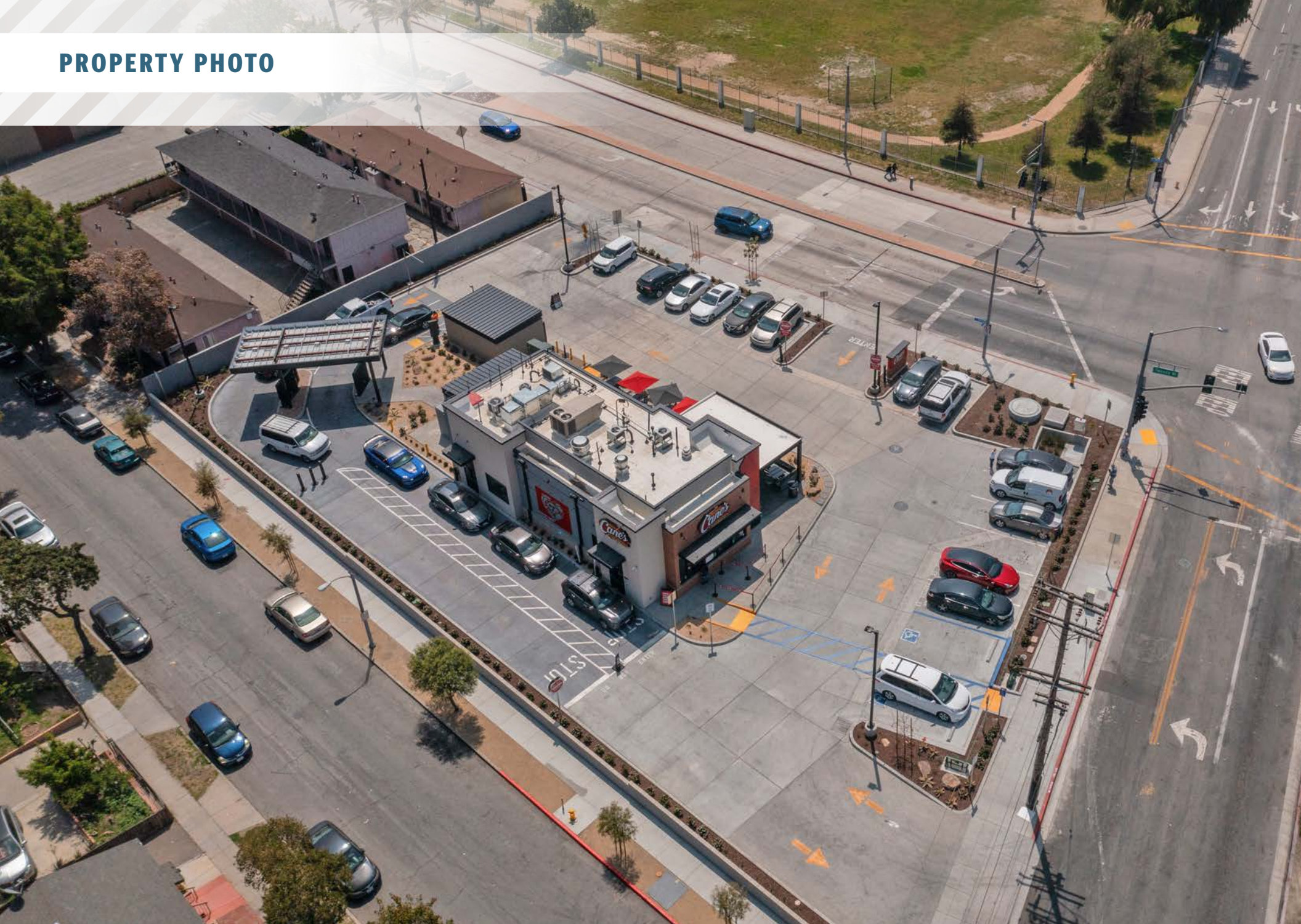
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PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in a newly-constructed, corporate signed, double drive-thru equipped Raising Cane's investment property located in South Gate, California (Los Angeles MSA). The tenant, Raising Cane's Restaurants, LLC, has approximately 14 years remaining on its current lease term with 4 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Founded in 1996, Raising Cane's is a well-known and established QSR chicken brand with more than 700 restaurants around the world and several new restaurants in development.

The subject property is strategically located at the signalized, hard-corner intersection of Tweedy Boulevard and South Alameda Street, averaging 74,200 vehicles passing by daily. The site benefits from excellent visibility via significant street frontage, as well as multiple access points. The newly-constructed building features a state-of-the-art design with high-quality materials. Furthermore, the property is equipped with multiple drive-thru lanes, providing ease and convenience to customers. The Raising Cane's is ideally situated across from Freedom Plaza, a shopping center anchored by Smart & Final and Ross Dress for Less. Other nearby national/credit tenants include CVS Pharmacy, Walgreens, Starbucks, Food 4 Less, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Moreover, the site is located within walkable distance to South East High School, Jordan High School, and South East Middle School, providing a quick and easy fast-food option for students and families. The 5-mile trade area is supported by over 1,030,000 residents and 220,000 employees, providing a direct consumer base from which to draw. South Gate, California is a vibrant, urban community in the heart of Los Angeles county, the most populous county in the United States with roughly 10 million residents.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,348,000
Net Operating Income	\$200,000
Cap Rate	4.60%
Lease Signature	Corporate Signed Lease
Tenant	Raising Cane's Restaurants, LLC
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	1,807 SF
Land Area	0.57 Acres
Property Address	2505 Tweedy Boulevard South Gate, California 90280
Year Built	2023
Parcel Number	6205-016-013
Ownership	Leased Fee (Land Ownership)



14+ Years Remaining on Lease | Scheduled Rental Increases | Corporate Signed | Renowned QSR Chicken Brand

- The tenant, Raising Cane's Restaurants, LLC, has approximately 14 years remaining on its current lease term with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity, Raising Cane's Restaurants, LLC
- Founded in 1996, Raising Cane's is a well-known and established QSR chicken brand with more than 700 restaurants around the world and several new restaurants in development

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, utilities, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

Southern California Retail Opportunity | Premier Location Within High Barriers to Entry Market

- Extremely rare opportunity to acquire real estate in Southern California
- Located within a dense, infill trade area with limited potential for new development
- The county of Los Angeles has extremely difficult development challenges
- South Gate CA is located in the heart of Los Angeles county, the most populous county in the United States with roughly 10 million residents

Signalized, Hard-Corner Intersection (74,200 VPD) | Significant Street Frontage | Multiple Access Points | Double Drive-Thru Equipped | Brand New Construction

- The subject property is strategically located at the signalized, hard-corner intersection of Tweedy Boulevard and South Alameda Street, averaging 74,200 vehicles passing by daily
- Excellent visibility, significant street frontage, and multiple access points
- The property is equipped with multiple drive-thru lanes, providing ease and convenience to customers
- The newly-constructed building features a state-of-the-art design with high-quality materials

Across from Grocery Anchored Center | Retail Corridor | Walkable Distance to Multiple High Schools

- Ideally situated across from Freedom Plaza, a shopping center anchored by Smart & Final and Ross Dress for Less
- Other nearby national/credit tenants include CVS Pharmacy, Walgreens, Starbucks, Food 4 Less, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The site is located within walkable distance to South East High School, Jordan High School, and South East Middle School, providing a quick and easy fast-food option for students and families

Direct Consumer Base | Strong Demographics | Los Angeles MSA

- The 5-mile trade area is supported by over 1,030,000 residents and 220,000 employees, providing a direct consumer base from which to draw
- South Gate is a vibrant, urban community located roughly 7 miles from downtown Los Angeles, with quick and easy access to the nearby cities of Long Beach and Anaheim, as well as the Los Angeles International Airport

PROPERTY OVERVIEW



LOCATION



South Gate, California
Los Angeles County
Los Angeles MSA

ACCESS



N Alameda St: 1 Access Point
Tweedy Blvd: 2 Access Points

TRAFFIC COUNTS



Tweedy Boulevard: 36,700 VPD
S. Alameda Street: 37,500 VPD
Interstate 105: 233,000 VPD

IMPROVEMENTS



There is approximately 1,807 SF of existing building area

PARKING



There are approximately 17 parking spaces on the owned parcel.
The parking ratio is approximately 9.41 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 6205-016-013
Acres: 0.57
Square Feet: 24,816

CONSTRUCTION



Year Built: 2023

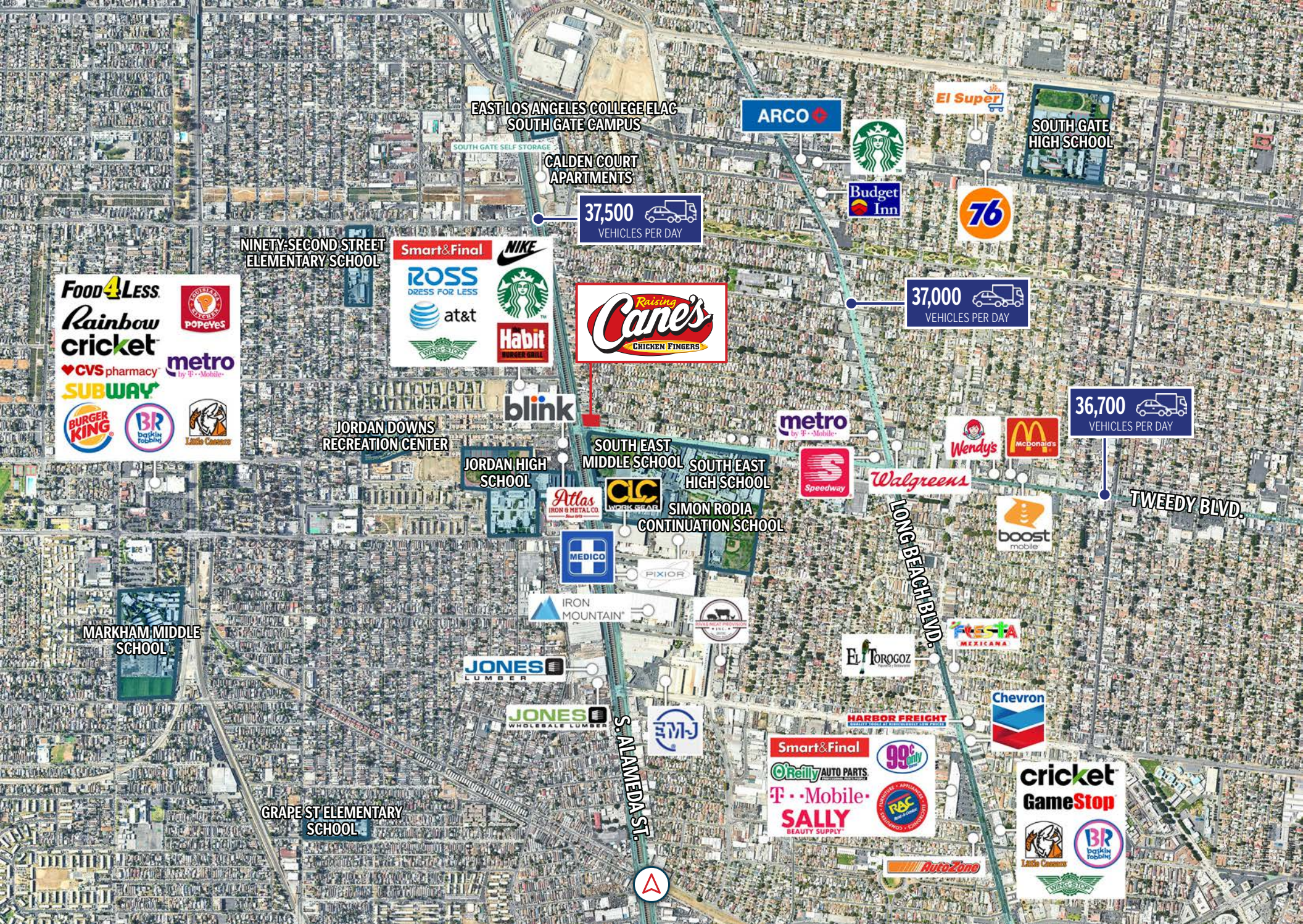
ZONING



Commercial

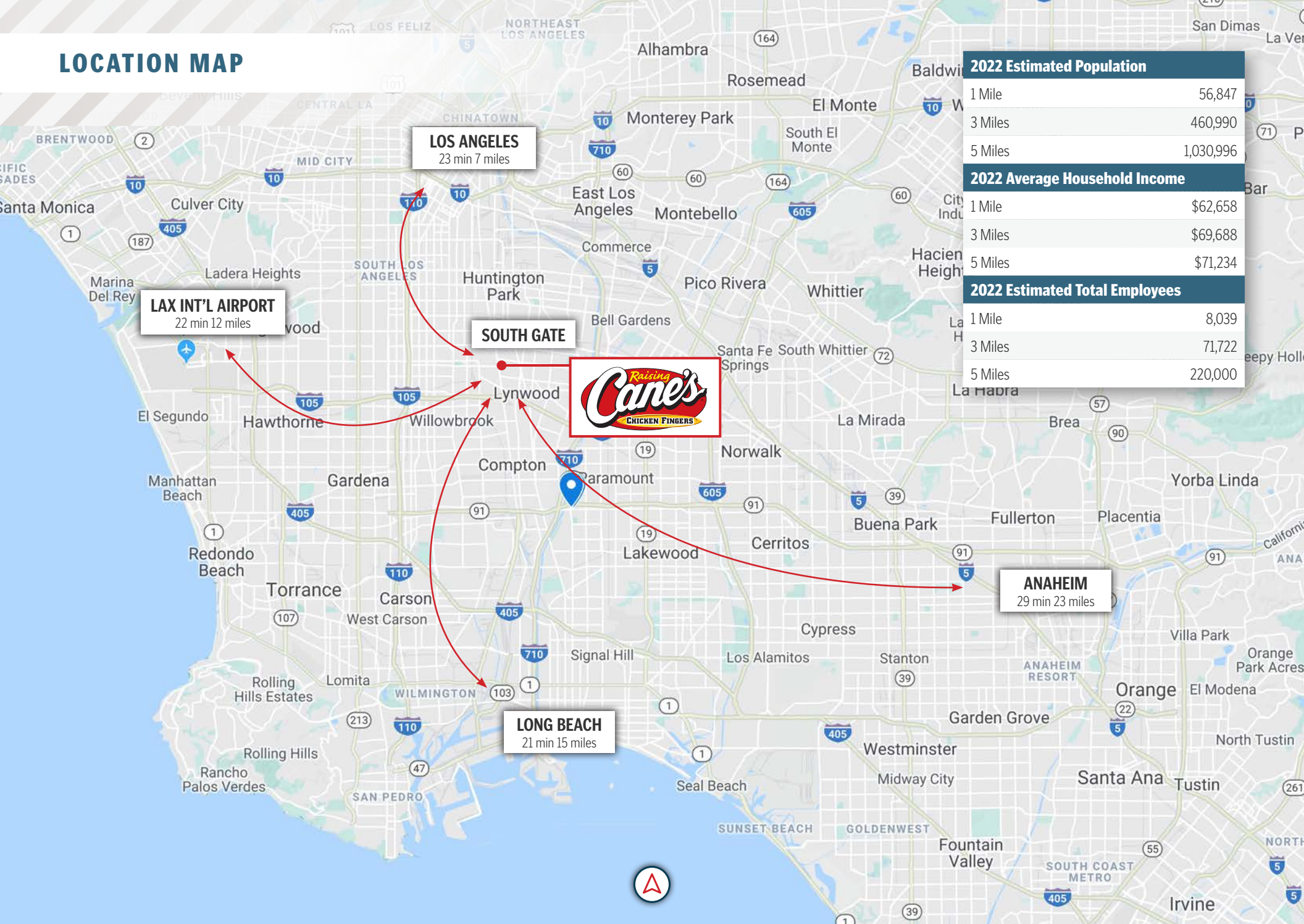








LOCATION MAP





SOUTH GATE, CALIFORNIA

Located in the heart of the Los Angeles Metropolitan Area, South Gate is a busy, urban community consisting of residential, commercial, and industrial development spread over 7.4 square miles. South Gate is known for its outstanding city services, remarkable parks and recreation facilities, and family-friendly environment. Incorporated in 1923, South Gate borders the southeastern part of Los Angeles.

The largest industries in South Gate include Manufacturing, Retail Trade, and Health Care & Social Assistance. Centrally located, South Gate is an ideal location for commerce with downtown Los Angeles, Los Angeles International Airport, and the Ports of Los Angeles and Long Beach all within a 15-mile radius. The city is linked to these sites by several major transportation thoroughfares, including the I-710 (Long Beach) and I-105 (Century) freeways, Firestone and Alameda Boulevards, and an extensive rail system with services provided by the Union Pacific and Southern Pacific Railroads. With a diverse mix of residential, commercial and industrial areas, the city has promoted itself as an area rich in economic opportunities.

Residents and visitors can enjoy a wide range of recreational activities in South Gate. South Gate Park, with 96 acres, is the largest of the city's nine parks, offering baseball diamonds, tennis courts, an Olympic size swimming pool, and many other amenities. Other local attractions include the Southern Avenue Bike Pedestrian Way, the Rio Hondo Bicycle Trail, and the annual South Gate Children's Christmas Lane Parade,

South Gate is home to 21 public schools (13 elementary, 3 high school, 3 charter schools and 2 middle school and 1 span school and 1 continuation high school) and two parochial schools. The city is also served by 3 community colleges (Compton, Cerritos and East Los Angeles—main campus and South Gate satellite) and is within close proximity to 3 California State Universities (Dominguez Hills, Long Beach and Los Angeles.)



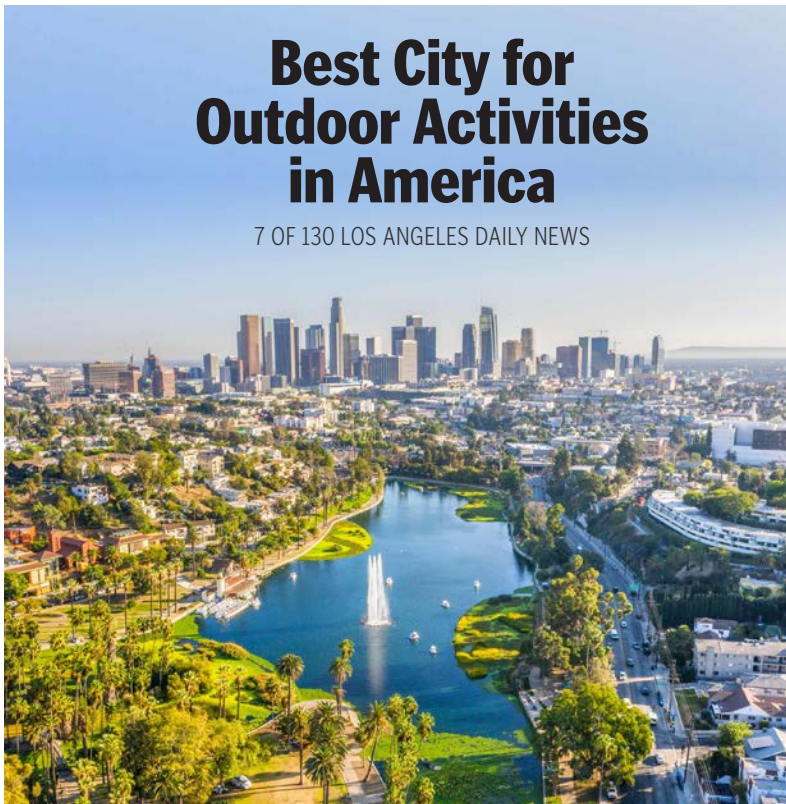


LOS ANGELES, CALIFORNIA

The City of Los Angeles and often known by its initials L.A., is the cultural, financial, and commercial center of Southern California. The City of Los Angeles is the largest city in California with a population of 4,097,000 as of July 1, 2022. It is the second-most populous city in the United States (after New York City) and the most populous city in California. Located in a large coastal basin surrounded on three sides by mountains reaching up to and over 10,000 feet, Los Angeles covers an area of about 469 square miles. Los Angeles is also the seat of Los Angeles County, the most populated county in the United States. The city's inhabitants are referred to as Angelenos.

The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, music recording, and production), aerospace, technology, petroleum, fashion, apparel, and tourism. Other significant industries include finance, telecommunications, law, healthcare, and transportation. Three of the six major film studios—Paramount Pictures, 20th Century Fox, and Universal Pictures—are located within the city limits. Los Angeles is the largest manufacturing center in the western United States. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere and is vital to trade within the Pacific Rim. Los Angeles has been classified an “Alpha world city” according to a 2012 study by a group at Loughborough University. The largest employers in the city, in descending order, the City of Los Angeles, the County of Los Angeles, and University of California, Los Angeles. The University of Southern California (USC) is the city's fourth largest employer and the largest private sector employer.

There are three public universities located within the city limits: California State University, Los Angeles, California State University, Northridge and University of California, Los Angeles.



AREA OVERVIEW



LARGEST INDUSTRIES

Company	Employees
Trade, Transportation and Utilities	844,200
Educational & Health Services	840,300
Professional & Business Services	627,300
Government	603,900
Leisure & Hospitality	55,400
Manufacturing	344,400
Financial Activities	219,900
Information	210,100
Other Services	164,600
Construction	157,900

MAJOR EMPLOYERS

Company	Employees
Kaiser Permanente	40,309
University of Southern California	21,710
Northrop Grumman Corp.	18,000
Providence Health & Services	15,952
Target Corp.	15,000
Cedars-Sinai Medical Center	14,713
Allied Universal	13,972
Ralphs/Food 4 Less (Kroger Co. Division)	13,271
Walt Disney Co	13,000
NBC Universal	12,000



Home to 4,097,000 **2ND Largest City in the US** (2022)

RETAIL MARKET
VACANCY RATE
5.1%



RETAIL MARKET
INVENTORY
446M SF



2019
MEDIAN HOME
VALUE
\$752,508

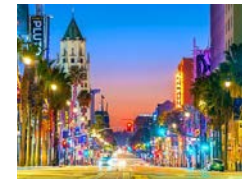


2019 GDP
(LOS ANGELES
COUNTY)
\$710,893,266



WORLD'S BEST CITY

2 OF 22 LOS ANGELES DAILY NEWS



Los Angeles International Airport
(LAX)



4th National Air
Cargo Tonnage

5th Busiest
In The World



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	56,847	460,990	1,030,996
2027 Projected Population	55,631	448,896	1,003,884
2010 Census Population	56,780	464,712	1,035,184
Households & Growth			
2022 Estimated Households	13,851	115,244	266,761
2027 Projected Households	13,608	112,675	260,850
2010 Census Households	12,752	108,651	252,377
Historical Annual Growth 2010 to 2020	0.81%	0.63%	0.60%
Race & Ethnicity			
2022 Estimated White	10.99%	10.59%	9.61%
2022 Estimated Black or African American	9.88%	10.99%	14.98%
2022 Estimated Asian or Pacific Islander	0.52%	0.54%	0.99%
2022 Estimated American Indian or Native Alaskan	2.40%	2.78%	2.69%
2022 Estimated Other Races	58.97%	57.21%	54.42%
2022 Estimated Hispanic	87.66%	86.10%	80.91%
Income			
2022 Estimated Average Household Income	\$62,658	\$69,688	\$71,234
2022 Estimated Median Household Income	\$49,342	\$52,740	\$53,344
2022 Estimated Per Capita Income	\$15,315	\$17,447	\$18,434
Businesses & Employees			
2022 Estimated Total Businesses	795	8,277	23,020
2022 Estimated Total Employees	8,039	71,722	220,000



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Raising Cane's Restaurants, LLC	1,807	7/12/2022	6/30/2037	July 2022	-	\$16,667	\$9.22	\$200,000	\$110.68	Absolute NNN	4 (5-Year)
(Corporate Signed)				July 2027	10%	\$18,333	\$10.15	\$220,000	\$121.75	(Ground Lease)	10% Increases at Beg. of Each Option
				July 2032	10%	\$20,167	\$11.16	\$242,000	\$133.92		

1) Tenant shall have a Right of First Offer (ROFO) and Right of First Refusal (ROFR) to purchase the property.

FINANCIAL INFORMATION

Price	\$4,348,000
Net Operating Income	\$200,000
Cap Rate	4.60%
Lease Type	Absolute NNN - Ground Lease

PROPERTY SPECIFICATIONS

Year Built	2023
Rentable Area	1,807 SF
Land Area	0.57 Acres
Address	2505 Tweedy Boulevard South Gate, California 90280



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



RAISING CANE'S

raisingcanes.com

Company Type: Private

Locations: 700+

Founded by Todd Graves in 1996, Raising Cane's Chicken Fingers has more than 700 restaurants in 35 states, Bahrain, Kuwait, Saudi Arabia and the United Arab Emirates with multiple new restaurants under construction. The company has one love - quality chicken finger meals - and is continually recognized for its unique business model and customer satisfaction. The company's vision is to grow restaurants, serve customers all over the world, and be the go-to brand for quality chicken finger meals.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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