

# POLLO LOCO - ABSOLUTE NNN LEASE

**NNN  
FOR SALE**



**631 LONG BEACH BLVD.**

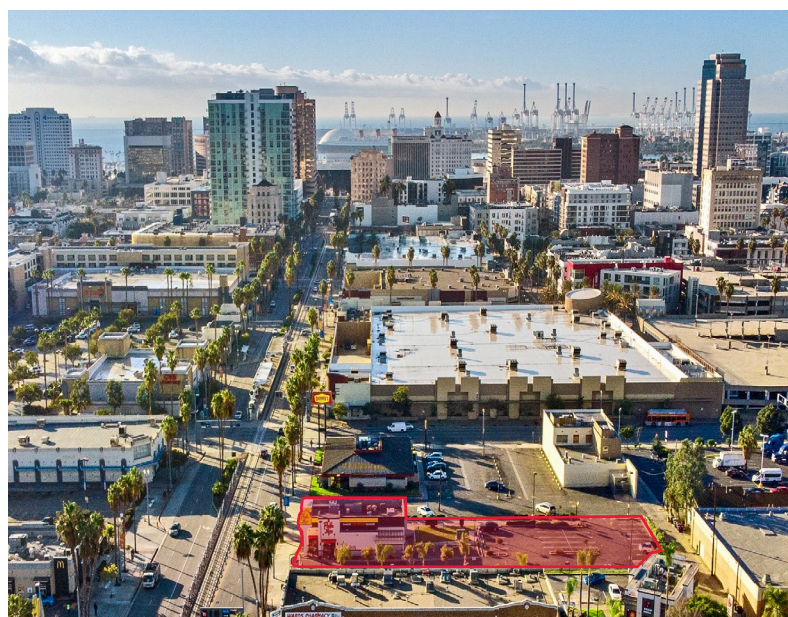
LONG BEACH, CA 90803

**PRICE** **\$3,800,000**

**BUILDING SIZE:** 2,515 SF

**CAP RATE:** 2.6 %

**NOI:** \$98,034



**For additional information:**

## PROPERTY HIGHLIGHTS

- Proven Long Term NNN Corp. Lease by El Pollo Loco, Inc
- El Pollo Loco (NASDAQ: LOCO)
- High Profile Site in Dense Retail Trade Corridor - Surrounded by McDonalds, Carl's Jr., Taco Bell, Denny's and other national retail tenant's near-by
- El Pollo Loco has 485+ Sites in 6 States
- Zero LL Duties
- Building is 2,500 +/- sq ft on a 23,847 sf parcel
- Low Downside Risk with over 20 Year Track Record - Pride of Ownership Asset
- 2 years remaining on current lease with 2-5 year options
- Recent Prototype Refresh
- Possible future high density residential development opportunity
- Zoned LB PD30 – up to 313 units by right with no required parking

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