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BROKER OF RECORD

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Representative photo

An aerial photograph of a commercial area. In the center, there is a large, dark-roofed building, likely a restaurant, with a prominent sign. It is surrounded by a large parking lot filled with cars. To the left, there is a smaller building with a blue roof. In the background, there are more commercial buildings and a highway. The text 'TABLE OF CONTENTS' is overlaid in the center, and four numbered circles with text are arranged around the central building.

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Strong Tenant** – Chili's is one of the largest casual dining restaurant concepts with $\pm 1,200$ locations. Chili's has an operating history of 25+ years out of this site and recently renewed into the option periods, showing commitment to the location.
- **Absolute NNN Ground Lease** – The lease is absolute NNN, providing an owner with 100% passive income.
- **Attractive Demographics** – There are approximately 86,834 people within a 5-mile radius from the property and McNeese State University is less than a 10-minute drive away.
- **High Density Retail Corridor** – A large amount of retail is found off the I-210 on/off ramp along Gerstner Memorial Dr. A few of the tenants are 7-Eleven, Taco Bell, Walmart, Pet Smart, Home Depot, AT&T, Dollar Tree, Pizza Hut, Outback Steakhouse, Wendy's, Sonic, Lowe's, and Popeye's.
- **Direct Access to Interstate 210** – The subject property is located right off the Interstate-210 which has an average daily vehicle count of $\pm 48,800$ VPD. This, coupled with the great visibility the Chili's has, increases the probability of more customers driving to the location.
- **Chennault International Airport** – The subject property is located in proximity to Chennault International Airport. The airport has a significant impact to the immediate economy through job creation, attracting new businesses to the area, tourism and travel, and it's importance to regional shipping and logistics.
- **Golden Nugget Hotel & Casino** – Directly down the 210 Interstate from the subject property is the famous Golden Nugget Hotel & Casino which draws approximately 4,000,000 visitors a year. This acts as an immediate traffic driver to the immediate area and an owner would benefit from their commercial property being in the radius of Casino.





LAKE CHARLES



PRIEN LAKE MALL



+ LAKE CHARLES MEMORIAL HOSPITAL
314 BEDS



± 48,800 VPD



MCNEESE STATE UNIVERSITY
6,243 STUDENTS
± 3.4 MILES AWAY



GERSTNER MEMORIAL DR ± 27,400 VPD



**SUBJECT
PROPERTY**



**CHENNAULT INTERNATIONAL
AIRPORT (KCWF)**





FINANCIAL OVERVIEW



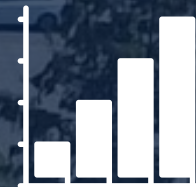
\$1,421,874

LIST PRICE



±7,313 SF

GLA



6.40%

CAP RATE

BUILDING INFO

Address

3205 Gerstner Memorial Dr,
Lake Charles, LA 70615

Lot Size

±1.10 AC

Type of Ownership

Fee Simple

TENANT SUMMARY

Tenant Trade Name	Chili's
Type of Ownership	Fee Simple
Lessee	Brinker Louisiana, Inc
Lease Type	NNN Ground Lease
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	9/15/1996
Lease Expiration Date	9/15/2026
Term Remaining on Lease	±2 Years
Rent Increases	See AOD Table
Options	Two, 5-Year Options Remaining

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 9/15/2026	\$7,583.33	\$90,999.96	14.28%	6.40%
3rd Option 9/16/2026 - 9/16/2031	\$8,666.66	\$103,999.92	0.00%	7.31%
4th Option 9/16/2031 - 9/16/2036	\$8,666.66	\$103,999.92	0.00%	7.31%

FINANCING INQUIRES

For financing options reach out to:

Jackson Daily
jackson.daily@matthews.com
(303) 355-4604

TENANT OVERVIEW



Chili's Grill & Bar is a well-established American casual dining restaurant chain, founded in 1975 by Larry Lavine in Dallas, Texas. The idea behind Chili's was to create a laid-back, fun, and affordable dining environment where people could enjoy a range of Southwestern-inspired dishes. Over the years, Chili's has become a popular destination for customers seeking comfort food with a Tex-Mex twist, offering signature items like burgers, ribs, fajitas, and a wide variety of appetizers such as their famous skillet queso and loaded nachos. The restaurant also boasts a robust bar menu, featuring margaritas, cocktails, and a selection of beers. From its humble beginnings as a single location in Dallas, Chili's rapidly expanded to become a global brand. Today, the company operates in over 30 countries with more than 1,500 locations, making it a familiar name in the casual dining industry. The chain's success can be attributed not only to its diverse and flavorful menu but also to its family-friendly atmosphere, which appeals to a broad range of customers.



OWNERSHIP
PUBLIC



YEAR FOUNDED
1975



WEBSITE
WWW.CHILIS.COM



HEADQUARTERS
DALLAS, TX

AREA OVERVIEW

LAKE CHARLES, LA

Lake Charles, nestled in the heart of southwestern Louisiana, exudes a unique charm that blends industry with leisure. This vibrant city, located in Calcasieu Parish, is renowned for its diverse economic landscape, encompassing petrochemical refining, gaming, healthcare, and education. The pulsating beat of its cultural scene reverberates through the year with lively festivals such as Mardi Gras and the Contraband Days Pirate Festival, drawing residents and visitors alike into a tapestry of music, arts, and celebrations. Lake Charles stands as a beacon for gaming enthusiasts, boasting a cluster of casinos and resorts that contribute significantly to its bustling economy. The city's proximity to the scenic Calcasieu River and Lake, offering opportunities for outdoor pursuits like fishing and boating, further enhances its appeal. With McNeese State University fostering education and a network of highways connecting it to the broader region, Lake Charles encapsulates a dynamic blend of industry, culture, and natural beauty.

ECONOMY

Lake Charles, Louisiana, boasts a robust and diversified economy anchored in various sectors. Historically recognized as an industrial hub, the city thrives on petrochemical refining, with refineries and chemical plants contributing significantly to its economic vitality. The energy sector, including natural gas and oil, plays a pivotal role, driving employment and commerce. Additionally, Lake Charles has emerged as a prominent gaming destination in the region, with a cluster of casinos and resorts attracting visitors and bolstering the hospitality industry. The healthcare sector, marked by prominent medical facilities, also adds to the economic resilience of the city. Education, facilitated by institutions like McNeese State University, further contributes to the local economy. Despite periodic challenges posed by hurricanes and natural disasters, the economic landscape of Lake Charles reflects a dynamic blend of industry, tourism, and essential services, positioning the city as a key player in the economic tapestry of Louisiana.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	7,006	48,121	86,834
2029 Projection	6,649	45,992	83,772
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	2,668	18,847	34,712
2029 Projection	2,530	17,937	33,457
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$60,090	\$64,927	\$75,326





LAFAYETTE, LA

Lafayette, Louisiana, located in the heart of Cajun Country, is known for its rich cultural heritage, vibrant music scene, and unique cuisine. The city embodies a blend of French, Spanish, and Caribbean influences that are reflected in its lively festivals, such as Festival International and Mardi Gras. Lafayette is a hub for Cajun and Creole food, with local favorites like gumbo, jambalaya, and boudin. It also offers plenty of opportunities for outdoor activities, with nearby swamps, bayous, and parks perfect for exploring the natural beauty of southern Louisiana. The city's warm hospitality and welcoming atmosphere make it a captivating destination for visitors.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3205 Gertsner Memorial Drive, Lake Charles, LA 70601** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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