



15 YEAR FEE SIMPLE ABSOLUTE NNN GROUND LEASE

RAISING CANE'S

20707 S AVALON BLVD | CARSON, CA 90746

Offering Memorandum

beta.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245

INVESTMENT SUMMARY

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INVESTMENT HIGHLIGHTS

NATIONAL INDUSTRY LEADING
TENANCY

±13.2 YEARS OF LEASE TERM
REMAINING

LONG-TERM NET LEASE
STRUCTURE WITH ZERO
LANDLORD RESPONSIBILITIES

DENSE SURROUNDING
DEMOGRAPHIC BASE

OFF-INTERSTATE POSITIONING

HIGH PERFORMING RETAIL
CORRIDOR

SCHEDULED RENTAL INCREASES
THROUGHOUT PRIMARY TERM
AND OPTION PERIODS

TOP PERFORMING RAISING
CANE'S IN THE COUNTRY (93RD
PERCENTILE)

THE OFFERING



Beta is pleased to offer for sale the fee simple ground lease interest in a corporate Raising Cane's, (the "Property" or "Asset") located approximately 20 miles south of downtown Los Angeles in Carson, California. Raising Cane's Restaurants, LLC (the "Tenant" or "Company") is the corporate parent of the Raising Cane's chicken empire who has 600+ locations and ranked among the best and most profitable quick service restaurants. The Property is situated directly across the street from SouthBay Pavilion mall a 1.1 million square foot regional shopping center located just off Interstate-405, one of the most traveled thoroughfares (271K+ CPD) in Southern California. This offering presents the unique opportunity to acquire a long term investment leased to one of the fastest growing net lease tenants in net lease tenants in a densely populated submarket of Los Angeles.

INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEE FROM ONE OF THE TOP QSR CHAINS

- Raising Cane's generated a 14.8% year-over-year system-wide store sales increase in 2020
- In 2021, the Tenant surpassed \$1.5 billion in total revenue, more than tripling its restaurant revenue in the last five years
- Expansive global restaurant chain containing over 700 locations in 35 states
- This Raising Cane's is equipped with the company's latest prototype design with it's new dual lane drive-thru, offering convenient and faster service
- Features four electric vehicle quick charging stations in partnership with Blink to further attract customers to the restaurant no additional NOI generated

LONG TERM NET LEASE STRUCTURE WITH ZERO LANDLORD RESPONSIBILITY

- The Asset features approximately 13.2 years of primary lease term remaining with zero landlord responsibility, offering a completely passive and long term investment opportunity
- The Lease offers 10% rental escalations every five years with three, five year options and one, four year option

DENSE SURROUNDING RETAIL CORRIDOR

- The Asset is located in high performing retail corridor and directly across the street from SouthBay Pavilion Mall – a 1.1 million square foot regional shopping mall with leading brands including IKEA, Target, JC Penney, Aldi, Burlington, Old Navy, Ross Dress For Less, Chase Bank, Harbor Freight and a Motel 6 all nearby

STRATEGIC OFF INTERSTATE POSITIONING

- The Asset features brand new 2021 construction and is strategically located just off Interstate-405 one of the busiest thoroughfares in Los Angeles that see traffic counts of 271,000 VPD
- Raising Cane's Carson benefits from a dense surrounding demographic base of 580 721 residents within a five mile radius with average annual household income of \$89,960



PROPERTY SUMMARY

Address	20707 S. Avalon Boulevard, Carson, CA
Tenant	Raising Cane's
Price	\$7,780,000
Cap Rate	4.50%
NOI	\$350,000 118.64 PSF
Rentable SF	±2,950 SF
Term Remaining	±13.2 Years
Parcel Size	0.73 AC 31,677 SF
Year Built	2021
Lease Type	Absolute NNN (Ground Lease)

PROPERTY & LEASE OVERVIEW



Price	\$7,780,000
Cap Rate	4.50%
Price PSF	\$2,637.29
Tenant	Raising Cane's Restaurants LLC
Franchise / Corporate	Corporate
Guarantor	Raising Cane's Restaurants LLC
Address	20707 S. Avalon Boulevard
City / State	Carson, CA 90746
Building Size	±2,950 SF
Parcel Size	.73 AC 31,677 SF
Parking	30 Spaces
Year Built	2021
Lease Expiration	5/31/2036
Lease Term Remaining	±13.2 Years
Lease Structure	Absolute NNN (Ground Lease)
Annual Base Rent	\$350,000
Rent PSF	\$118.64
Renewal Options	Three, Five Year Options and One, Four Year Option
Rental Increases	10%, Every Five Years

BEGIN	END	ANNUAL BASE RENT	MONTHLY BASE RENT	% Increase
Current	5/31/2026	\$350,000	\$29,167	-
6/1/2026	5/31/2031	\$385,000	\$32,083	10%
6/1/2031	5/31/2036	\$423,500	\$35,292	10%
RENEWAL PERIODS				
6/1/2036	5/31/2041	\$465,850	\$38,821	10%
6/1/2041	5/31/2046	\$512,435	\$42,703	10%
6/1/2046	5/31/2051	\$563,679	\$46,973	10%
6/1/2051	5/31/2056	\$563,679	\$51,671	10%



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SOUTHBAY
PAVILION

Burlington

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

24
HOUR
FITNESS

ROSS
DRESS FOR LESS

CINEMARK



S Avalon Boulevard: 50,105 CPD



verizon

GOODYEAR



chili's

FedEx

AMERICA'S
TIRE

SOUTHBAY
PAVILION

S Avalon Boulevard: 50,105 CPD

Interstate-405: 271,000 VPD



LOCATION & MARKET OVERVIEW

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MARKET OVERVIEW

CARSON, CA - LOS ANGELES COUNTY ECONOMIC OVERVIEW

- Carson, California is located approximately 20 miles south of the Los Angeles central business district and home to a population of more than 92,000. Known primarily as an industrial center with outstanding access to transportation, Carson is also home to some of the top international corporations including Pioneer, Volvo, Mercedes Benz, Honeywell, Canon, Sony, ARCO, Kenwood and United Airlines
- Los Angeles County has a population of more than ten million residents and boasts the No 2 largest metro economy and the No 1 creative economy in the nation The region is home to over 120 colleges and universities that support some of the world's most innovative firms, including Google, IBM, Microsoft, Apple, Facebook and Hewlett Packard
- Los Angeles County is the largest manufacturing center in the western United States and has built an economy primarily driven by international trade, technology, entertainment and tourism The area is home to some of the most iconic tourist attractions in the world with Dodger Stadium, Crypto com Arena (formerly Staples Center), Universal Studios, SOFI Stadium, Los Angeles Zoo and the Rose Bowl
- The Asset is located in a high performing retail corridor with 19.2 million square feet of retail in the submarket and a 5.5% vacancy rate. The Torrance retail submarket covers a large area of the greater South Bay and includes the cities of Carson, Torrance and Lomita, as well as portions of Redondo Beach The submarkets most recent deliveries include the Chick-fil-a (sold for \$9.9M @ 3.54% cap rate; 20 year NNN ground lease investment) and Raising Cane's in Torrance (sold for \$12M @ 3.75% cap rate; NOI of \$450K for a 20 year NNN ground lease investment)
- The Property sits amongst a retail hub that is directly across the street from SouthBay Pavilion a 1.1 million square foot regional shopping mall with prominent national and regional brands such as IKEA, Target, Old Navy, Ross Dress for Less, Chase Bank, Rue 21 24 Hour Fitness, Burlington, Harbor Freight, FedEx and a Motel 6 all located within the immediate vicinity of the Asset

Local Demographic Snapshot			
	1-Mile	3-Mile	5-Mile
2023 Population	16,780	155,446	573,606
# of Households	5,350	46,714	179,813
Avg. HH Income	\$128,318	\$121,541	\$113,655
Median HH Income	\$91,597	\$94,523	\$85,773



MARKET OVERVIEW



CARSON, CA - LOS ANGELES COUNTY ECONOMIC OVERVIEW

- The subject Property is strategically located just off Interstate-405 also known as the San Diego Freeway, one of the most traveled thoroughfares in Southern California that experiences traffic counts of more than 271,000 CPD
- The Property is highly visible and easily accessible from South Avalon Boulevard, which sees traffic counts of approximately 28,000 VPD
- Outside of the strategic positioning, the subject property benefits from a dense surrounding demographic base of 156,325 residents within a three-mile radius with average annual household income of \$97,575

LOS ANGELES MAJOR EMPLOYERS



LOS ANGELES AT A GLANCE

#2

LARGEST METRO
ECONOMY

156,325

RESIDENTS WITHIN
THREE MILE RADIUS

10M

POPULATION OF
LA COUNTY

120+

COLLEGES AND
UNIVERSITIES

LOS ANGELES RETAIL MARKET STATISTICS

	Los Angeles Market	Torrance Submarket
Inventory	447,000,000 SF	19,200,000 SF
Vacancy Rate	5.1%	5.5%
Market Rent	\$33.27 PSF	\$35.44 PSF
Under Construction	1,300,000 SF	3,400 SF

TENANT OVERVIEW

beta.



TENANT OVERVIEW



RAISING CANE'S

- 700+ Locations across 35 states
- AUV of \$5 Million +, one of the highest in the quick service industry for a chain it's size per QSR magazine
- Raising Cane's added approximately 100 new store locations in 2022
- In 2021, Raising Cane's reached a peak revenue of \$1.5B
- As of 2022 Raising Cane's employs 50,000 people
- Raising Cane's is the fastest growing Chicken Chain in the Country per Restaurant News

Raising Cane's – Founded by Todd Graves in 1996, Raising Cane's has become one of the most widely-known and beloved QSR chicken brands in the world. Today, Raising Cane's has more than 650 restaurants, with locations across the United States as well as Bahrain, Kuwait, Saudi Arabia, and the United Arab Emirates.

\$1.5B

In 2021, fried chicken establishments experienced a 24% increase in sales, with Raising Cane's reaching its peak revenue of \$1.5B, and opening nearly 70 new locations. By the end of 2022, Raising Cane's hopes to add another 100 locations.

#6

Fastest-Growing Chain – “Raising Cane's saw an estimated sales increase on robust 22.5% growing in unit count.”

COMPANY OVERVIEW

Tenant:	Raising Cane's Chicken Fingers
Headquarters:	Baton Rouge, LA
Ownership:	Private
Restaurant Sector:	Fast Casual
Year Founded:	1996
# of Active Locations:	700+
# of States:	35
Average Unit Volume (2022):	\$5+ Million
Total Restaurant Sales (2022):	\$1.5 Billion
Website:	www.raisingcanes.com



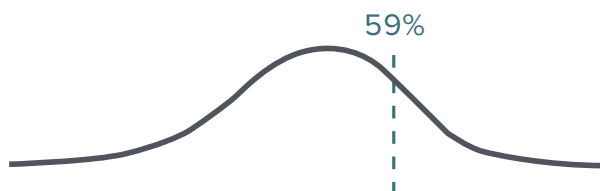


RAISING CANE'S CARSON

● PLACER AI DATA

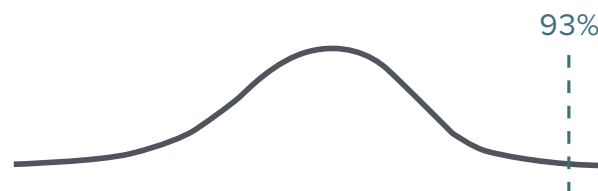
CALIFORNIA

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NATIONWIDE

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● Showing Category: Strip/Convenience | Metric Visits | January 1, 2022 - December 31, 2022.
Data provided by Placer Labs Inc. (www.placer.ai)

PROPERTY PHOTOS



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