



El Pollo Loco / For Sale

5688 S. Rainbow Blvd. Las Vegas, NV 89118

APN # 163-26-413-008



INVESTMENT SUMMARY

Price: \$2,930,000
Cap Rate: 4.5 %
Annual Rent: \$132,000
Next Increase: to \$145,200 in Year 2031

Building Size: 2400 Sq/Ft
Parcel Size: .83 Acres
Year Built: 2020
Parking: 10:1000 SF
Drive Thru: Yes



Lease Term: Primary 20 years. 4/5 year option.
 14 plus years remaining
Lease Type: Corporate (El Pollo Loco NASDAQ: LOCO) Absolute NNN Ground Lease.
 No landlord responsibility

Rent Comm. Date: June 1, 2020
Expiration Date: May 30, 2040
Rent Increase: 10% every 5 years including option period

Location: Located in NE corner of S. Rainbow and W. Russel
 Highly visible Southwest retail corridor

Broker Co-Op: Yes

Chang Ahn
Broker / Best1Realty
Broker@best1realty.com
702-379-7479
Nv. Lic. B17512