

# SINGLE TENANT

# ABSOLUTE NNN INVESTMENT OPPORTUNITY

631 LONG BEACH BLVD  
LONG BEACH, CA



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# INVESTMENT SUMMARY

<b>ADDRESS</b>	631 Long Beach Blvd. Long Beach, CA 90802
<b>PRICE</b>	\$3,495,000
<b>CAP RATE</b>	2.80 % Return
<b>NOI</b>	\$98,034
<b>TERM</b>	Original 20 Year Term
<b>RENT COMMENCEMENT</b>	March 2001
<b>LEASE EXPIRATION</b>	December 31, 2026
<b>RENTAL INCREASES</b>	23% Rental Increase on next option. And 15% increases on Remaining 2 options.
<b>YEAR BUILT</b>	2001
<b>BUILDING SF</b>	2,515 SF
<b>PARCEL SIZE</b>	23,487 SF
<b>LEASE TYPE</b>	NNN Ground Lease - The lease is absolute net with the tenant responsible for taxes, insurance and all maintenance, including roof and structure.

## LONG-TERM ABSOLUTE NNN

- Original 20 year NNN ground lease with fixed increase with three remaining options.
- No landlord obligations to maintain the land or building, offering a 'hands off' investment, ideal for passive or out-of-state investors.

## INFILL LONG BEACH LOCATION

- Dense infill location with a population of over 70,100 and 408,000 1-mile and 5-mile radius respectively.
- Location in dense retail corridor - nearby tenants include McDonalds, Carl's Jr., Taco Bell, and Denny's.
- Near major employment centers - approximately 165,000 daytime employees within a 5-mile radius
- Close proximity to Long Beach International Airport

## BRAND NEW 2022 RENOVATION

- Brand new 2022 renovation, featuring latest El Pollo Loco prototype
- Features a dedicated drive-thru, providing additional convenience to customers and boosting sales revenue.
- Built and renovated by tenant's expenses, demonstrating long-term commitment to the location.

# BUSINESS MAP



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**SUBJECT PROPERTY**



**EAST VILLAGE**



**DOWNTOWN LONG BEACH**



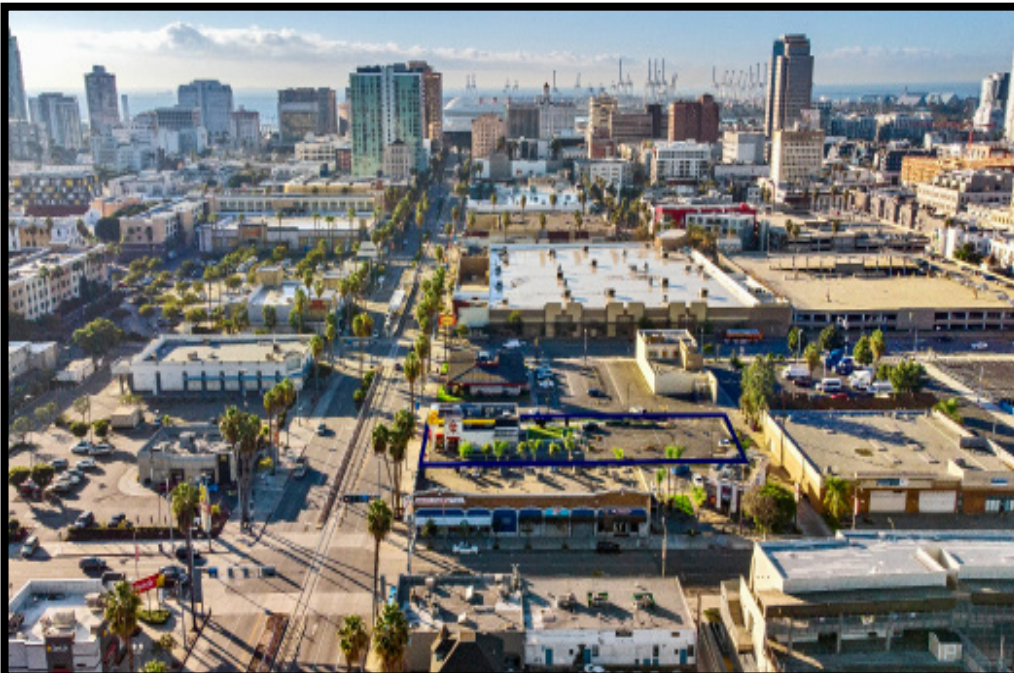
**THE PIKE  
OUTLETS**

Los Angeles  
River

# PHOTOS



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# PHOTOS



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# TENANT PROFILE



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## El Pollo Loco

[www.elpolloloco.com](http://www.elpolloloco.com)

El Pollo Loco (Nasdaq: LOCO) is the nation's leading fire-grilled chicken restaurant, with a mission to bring people together around food, family, and culture in the communities it serves. Restaurants are renowned for their handcrafted "LA. Mex" food, an innovative blend of traditional Mexican cuisine and better-for-you eating. El Pollo Loco was founded in 1975 and now had 485 company-owned and franchised restaurants in California, Nevada, Arizona, Texas, Utah, and Louisiana. El Pollo Loco recently partnered with Feeding America to raise money for its network of local food banks.

Ownership:	<b>NASDAQ: LOCO</b>
Revenue:	<b>\$474 Million</b>
Market Capitalization:	<b>\$358 Million</b>
Employees:	<b>4,626</b>
Locations:	<b>480</b>
Headquarters:	<b>Costa Mesa, CA</b>





# PROPERTY OVERVIEW

## LOCATION

631 Long Beach Blvd.  
Long Beach, CA 90802

## SITE

El Pollo Loco is located on Long Beach Blvd North of Ocean Blvd. and West Atlantic Ave.

## LAND AREA

The listing consists of 1 parcel (APN #7273-026-022) totaling approximately +/- 23,847 of land area.

## BUILDING AREA

The subject consists of 1 retail building totaling approximately +/- 2,515 SF net of rentable area.

## FRONTAGE & ACCESS

The site benefits from +/- 95 linear feet of frontage along Long Beach Blvd. Access points into the center includes 2 entrances off Long Beach Blvd.

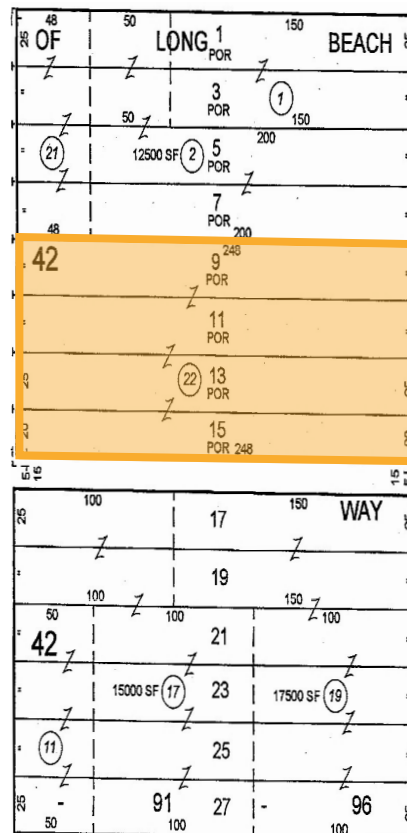
## PARKING

El Pollo Loco provides +/- 25 parking stalls which equates to +/- 9.92 spaces per parking ratio.

## TRAFFIC COUNTS

Long Beach Blvd. – 17,053

## PARCEL MAP



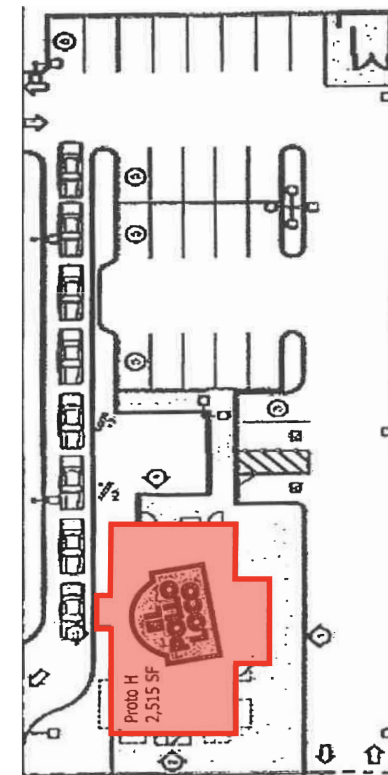
LONG BEACH BLVD

## BUILT

El Pollo Loco was built in 2001 with remodeling completed in 2022.

## ZONING

Per the City of Long Beach, the subject site is currently zoned as PD30.



LONG BEACH BLVD





# INVESTMENT HIGHLIGHTS

## HIGH-QUALITY CORPORATE GROUND LEASED EL POLLO LOCO

- **National Credit Tenant with Strong Historical Occupancy – El Pollo Loco (NASDAQ: LOCO)** is an established fast-casual restaurant that specializes in fire-grilling citrus-marinated chicken in its various entrees. It has been operating from this location since 2001, **23 years!**
  - **El Pollo Loco Holdings, Inc. (NASDAQ: LOCO)** is a publicly traded restaurant company based in Costa Mesa, CA- operating approximately 480 locations throughout Arizona, California, Nevada, Texas, Utah, and Louisiana
- **Option Exercised** – El Pollo Loco exercised their first 5-year option on **December 15, 2021 through December 14, 2026**, while also committing to remodeling the space to feature a more contemporary and stylish in-store experience, demonstrating its commitment to this location for years to come.

## EXCELLENT REAL ESTATE FUNDAMENTALS

- **Los Angeles County STNL Investment** – A rare opportunity to acquire a STNL ground leased asset with investment grade tenancy in Long Beach.
- **Purpose-Built Construction** – High-quality, purpose-built property developed to El Pollo Loco prototype specifications in 1989, with the tenant recently committing to a store remodel at its sole cost, further enhancing customer experience at this location
- **Long-Term Lease** – El Pollo Loco recently extended its lease for an additional 5 years (Expiring in 2026).
- **Ease of Circulation** – Convenient, accessible parking field creates a meaningful amenity for customers throughout the day

## INFILL LOS ANGELES COUNTY LOCATIONS

- **High Visibility, High Traffic Location** – El Pollo Loco is located on the heavily traveled Long Beach Blvd. (Over +/- 17,053 cars per day). The property enjoys excellent line of sight visibility and direct accessibility along Long Beach Blvd.
- **Access to Major California Freeways** – This location is proximate to the 6th street exit for California 's 710 Freeway (CA 710)
- **Irreplaceable Retail Hub** – Located within the retail hub of Long Beach adjacent to name brand tenants such as Taco Bell, Carl's Jr., McDonalds, and many others

## EXTREMELY DENSE LONG BEACH DEMOGRAPHICS

- More than 70,100 people in a 1-mile radius with an Average Household Income exceeding \$80,700
- More than 234,800 people in a 3-mile radius with an Average Household Income exceeding \$92,200
- More than 408,000 people in a 5-mile radius with an Average Household Income exceeding \$104,800

## IDEAL 1031 EXCHANGE PROPERTY OR ADDITION TO PORTFOLIO

- **Corporate Guaranteed, National Credit NNN Ground Portfolio** - Passive "Coupon Clipper" single-tenant investment that is operated by the well-known international brand El Pollo Loco. The ground lease nature of the site results in no landlord responsibilities - perfect for out of town investors
- **Pride of Ownership Asset** – High-quality asset in an affluent infill location within Los Angeles County, one of the most desired real estate locations in the United States - a great addition to any portfolio
- **Potential Future Development** – PD30 Zoning allow high density residential development +/- 300 Units by right with limited parking requirements.
- **Excellent Upleg** – Available for a quick close to accommodate 1031 exchange timelines

# LEASE ABSTRACT



<b>Tenant:</b>	EL POLLO LOCO, INC., A Delaware Corporation
<b>Date of Lease:</b>	March 2001
<b>Lease Expiration:</b>	December 14, 2026
<b>Renewal Options:</b>	Three (3) Five (5) Year Options Remaining
<b>Rent/YR:</b>	Current – \$98,034.58 Option 2: \$ 120,605.39 Option 3: \$ 138,696.20 Option 4: \$ 159,500.63
<b>Permitted Use:</b>	The leased premises shall be used for the operation of a restaurant or for any other lawful purpose.
<b>Real Estate Taxes:</b>	Tenant shall pay for all of the real property and personal property taxes levied or assessed against the leased premises and improvements thereon, and also its prorate share of all such taxes levied or assessed thereon for any period tenant is in possession and control of the premises.
<b>Utilities:</b>	Tenant shall pay all charges for utilities used on the leased premises.
<b>Repairs &amp; Maintenance:</b>	Tenant shall, at its own cost and expense, maintain the leased premises and the improvements thereon in a clean and sanitary condition.  Landlord shall not be called upon to make any improvements or repairs in or upon the leased premises.
<b>Right of First Refusal:</b>	Tenant shall have the right of first refusal to purchase property, Landlord to give tenant thirty(30) days to respond.
<b>Tenant Assignment &amp; Subletting:</b>	Tenant shall not have the right to assign lease or sublet all of any part thereof without giving landlord 10 days' written notice of its intentions to do so and without receiving landlord's prior written consent, which shall not be unreasonably withheld. In no event shall the tenant's granting of franchise or license to operate the business on the leased premises be deemed an assignment or subletting.

# FOR MORE INFORMATION CONTACT:



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