POPEYES

868 S. Brea Canyon Rd.
Diamond Bar, CA 91789

20-YEAR ABSOLUTE NNN GROUND LEASE

Brand New 2025 Construction

Strategic High-Traffic Location with Immediate Access to the 60 & 57 Freeway

Colliers

PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer for sale a single tenant Popeyes (30 Unit Franchisee Operator) located in Diamond Bar, CA (Los Angeles MSA). Popeyes Louisiana Kitchen is a global leader in the fried chicken segment, operating a massive network of approximately 4,586 locations worldwide as of early 2026 (including over 3,100 in the U.S.). The brand is a major economic driver for its parent company, Restaurant Brands International (RBI), reporting approximately $7.57 billion in annual system-wide sales for the 2025 fiscal year.

The subject building was just recently completed in 2025 and rent has commenced. The 2,718 SF building is located along S. Brea Canyon Rd. and is situated on a 17,116 SF Parcel. S. Brea Canyon Rd. is a major commercial thoroughfare running through the city of Diamond Bar. It is a major connection point for surrounding residents and Industrial businesses to the 60 and 57 Freeways. The state of the art, most recent building prototype is equipped with a dual lane drive-thru, extended stacking lane, large pylon sign visible from the 60 Freeway, outdoor dining patio and indoor sit-down seating area.

The initial 20-Year Ground Lease includes (2) 5-Year Options plus (1) 4 Year and 11 month option with scheduled rental increases of 10.00% every 5 years. The lease is absolute NNN with zero landlord obligations. The maintenance and management of the parking lot and common areas outside of the subject parcel are maintained by the HOA manager "Declarant" of Brea Canyon Business Park.

With zero landlord responsibilities, a fresh 20-year term from a 30-unit operator who has been a successful franchisee for 25 years this asset is ideal for an investor seeking passive cash flow within a dense part of Los Angeles County.

Pricing Details

List Price	**$3,475,000**
CAP Rate	**4.75%**
Annual Rent	**$165,000**
Taxes	NNN
Insurance	NNN
CAM	NNN

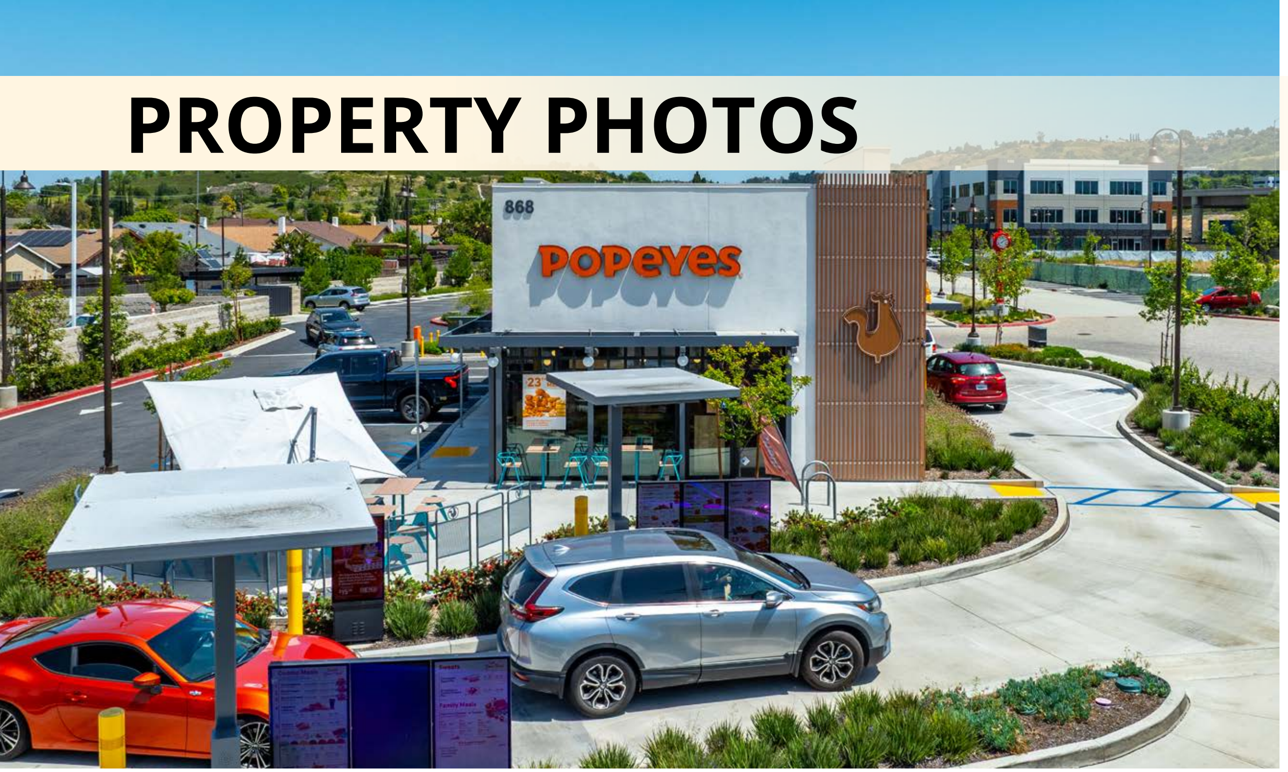
Lease Abstract

Tenant Name	SG Food Express, LLC (30 Unit Franchisee Operator)
Guarantor on Lease	Highland Food Express, Inc. (8 Unit Guarantee)
Lease Commencement	December 01, 2024
Lease Expiration	November 30, 2044
Lease Term	20 Years
Base Rent	$165,000
Rental Adjustments	10% Rent Increases Every 5 Years
Option Periods	(2) 5-Year Options + (1) 4 Year and 11 Month Option 10% Increases Every 5 Years
Lease Type	NNN Ground Lease

INVESTMENT HIGHLIGHTS

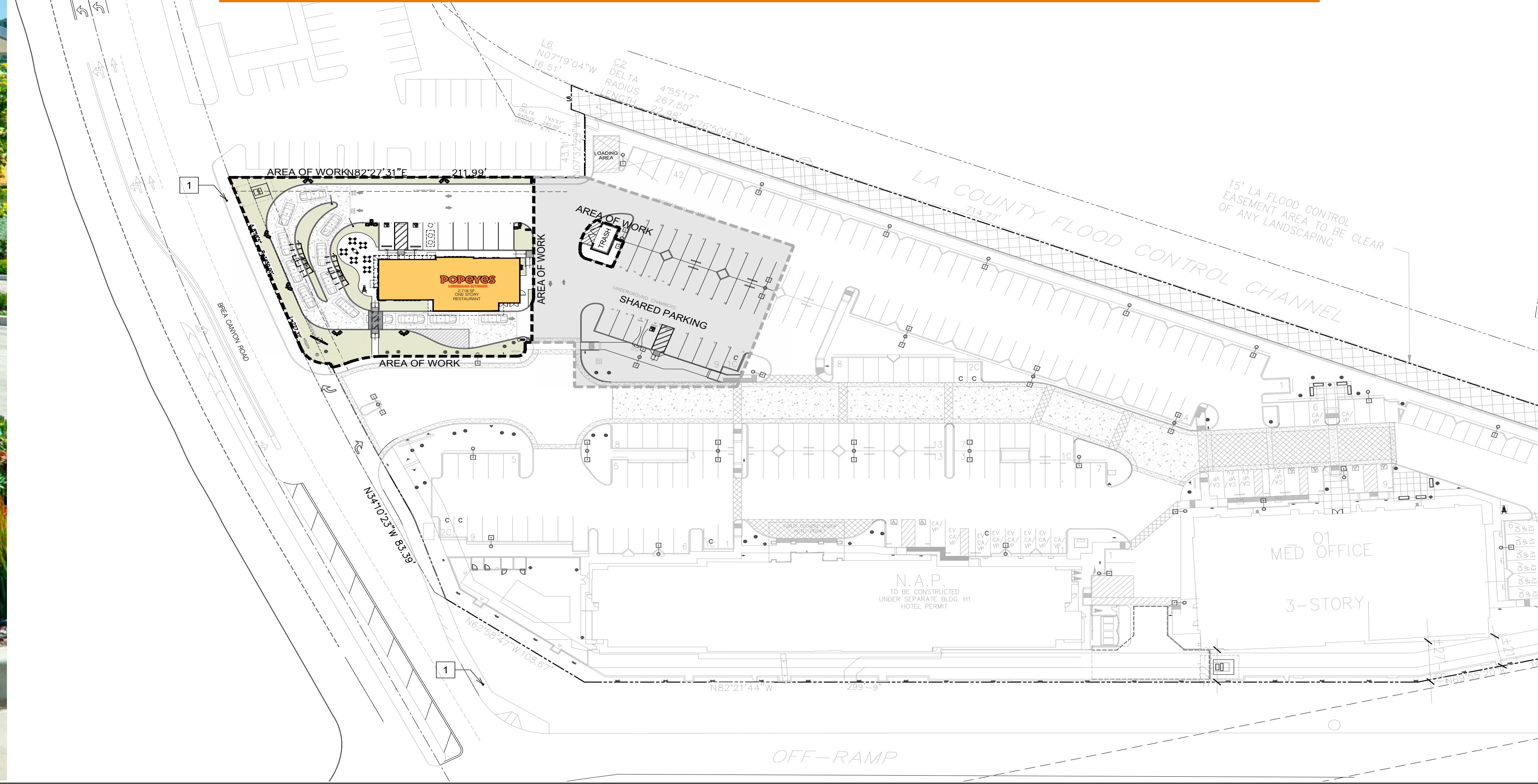
- Single Tenant Net Leased Retail Asset – Popeyes – Diamond Bar, CA (Los Angeles MSA)
- Franchisee Guarantee (8 Units) – Highland Food Express, Inc. (30 Unit Operator w/ 25 Years of Experience as a Franchisee)
- Popeyes Operates approx. 4,586 Stores Globally with 3,100+ located in the United States
- Popeyes Achieved Over $7.39 Billion in Global System wide sales in 2025
- Brand New 2025 Construction
- State of the art Building Prototype - Dual Lane Drive-Thru
- Large Pylon Sign Visible from 60 Freeway
- Outparcel to Brea Canyon Business Park – Occupied by Multi-Tenant Office Building and Hampton Inn by Hilton (124 Room Hotel)
- Situated on S. Brea Canyon Rd. (Main Commercial Thoroughfare) 26,800 VPD
- 10% Increases Throughout the Primary Term and Option Periods
- Population Exceeding 94,700 within a 3-Mile Radius
- Average Household Income Over $148,300 within a 3-Mile Radius

PROPERTY PHOTOS



Parcel Details

Parcel No. (APN)	Building Size	Lot Size	Year Built	Parking
8719-013-019	**2,718 SqFt**	**17,116 SqFt**	**2025**	**34 Spaces**



TENANT OVERVIEW

Popeyes Louisiana Kitchen is a global leader in the fried chicken segment, operating a massive network of approximately 4,586 locations worldwide as of early 2026 (including over 3,100 in the U.S.). The brand is a major economic driver for its parent company, Restaurant Brands International (RBI), reporting approximately $7.57 billion in annual system-wide sales for the 2025 fiscal year.

Founded in 1972, the Popeyes® brand has more than 50 years of history and culinary tradition. Popeyes® owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world.

HIGH-IMPACT MARKETING & COLLABORATIONS

- In April 2026, Popeyes launched its first-ever anime partnership with One Piece. This included the “Luffy Bento Bundle,” collectible bento boxes, and specialized menu items like “Chopper’s Cupcake.”

- To combat the rising cost of fast food, Popeyes reintroduced the $5 Faves Menu in early 2026, offering significant value plays like 2-piece signature chicken or chicken wraps to keep traffic high despite economic volatility.


868
Popeyes
Popeyes


Eastland Center
DOLLAR TREE SUBWAY PETSMART
BevMo! TARGET ULTA Carl's Jr.
DICK'S HOBBY LOBBY SPROUTS Office DEPOT
BRACKETT FIELD AIRPORT
Walmart Supercenter
Walgreens
KAISER PERMANENTE
San Dimas Community Hospital
IKEA
605
10
57
Walgreens TARGET PETSMART SEAFOOD CITY
Round Table
Wendy's
MT. SAC Mt. San Antonio College
Cal Poly Pomona
71
Food 4 Less TACO BELL ROSS
South Hills High School
Smart&Final CVS ROSS Carl's Jr.
Habit SPROUTS AutoZone TACO BELL
Plaza West Covina
HOT TOPIC Foot Locker sunglass hut AÉROPOSTALE H&M
JCPenney Bath & Body Works T-Mobile EOS FITNESS
BEST BUY rack KAY baskin robbins macy's Red Robin
GROCERY OUTLET
POPEYES
60
Sysco
Martin Brower
WILLIAMS SONOMA
Walmart
SPROUTS VONS
Pizza Hut CVS pharmacy TACO BELL
South Pointe Middle School
TARGET
Walmart Supercenter
Albertsons
SUBWAY AT&T
N
COSTCO TARGET PETSMART LOWE'S Panera
FIVE GUYS Krispy Kreme IN-N-OUT BUFFALO WILD WINGS BEST BUY
McDonald's Chick-fil-A KFC golden corral Applebee's Olive Garden
FarmerBoys LA FITNESS Chevron
goodwill McDonald's IN-N-OUT

DIAMOND BAR, CA

Diamond Bar is a suburban city in the eastern San Gabriel Valley of Los Angeles County, known for its rolling hills, tranquil residential neighborhoods, and high-performing schools. Originally one of the largest working cattle ranches in the western U.S., it was developed in the 1960s as one of the nation's first master-planned communities. It is uniquely positioned where the SR-57 (Orange Freeway) and SR-60 (Pomona Freeway) meet, making it a major hub for commuters.

EDUCATION

Diamond Bar is highly regarded for its educational standards. It is primarily served by the Walnut Valley Unified School District (WVUSD), which consistently ranks among the top districts in California.Diamond Bar High School is frequently recognized as one of the "Best High Schools in America" by U.S. News & World Report, specifically noted for its strong STEM programs and extensive Advanced Placement (AP) offerings.

RECREATION AND LANDMARKS

The city maintains several green spaces, including Summitridge Park and Sycamore Canyon Park, which feature popular hiking and biking trails. The city is known for its family-friendly atmosphere, hosting annual events like "Concerts in the Park," "Winter Snow Fest," and the "Windmill Lighting Ceremony".

ECONOMY & INDUSTRY

Diamond Bar's economy is defined by its status as a highly affluent, primarily residential "bedroom community." Because it was developed as a master-planned city, its industry is heavily weighted toward professional services, retail, and regional administration rather than heavy manufacturing or industrial production.

- Due to its location at the junction of the 57 and 60 freeways, Diamond Bar serves as a corporate hub for firms that need access to both Los Angeles and Orange Counties. This includes finance, insurance, and real estate (FIRE) sectors.
- The city features several major shopping centers (such as Diamond Bar Town Center and Country Hollow) that house national retailers and a diverse array of dining establishments.
- As a center for the highly-rated Walnut Valley Unified School District and various municipal agencies (including the South Coast Air Quality Management District headquarters), the public sector is a significant source of local employment.

South Coast AQMD

South Coast Air Quality Management District (SCAQMD) Headquartered in Diamond Bar, it is one of the city's largest specialized employers.

53,061
Population

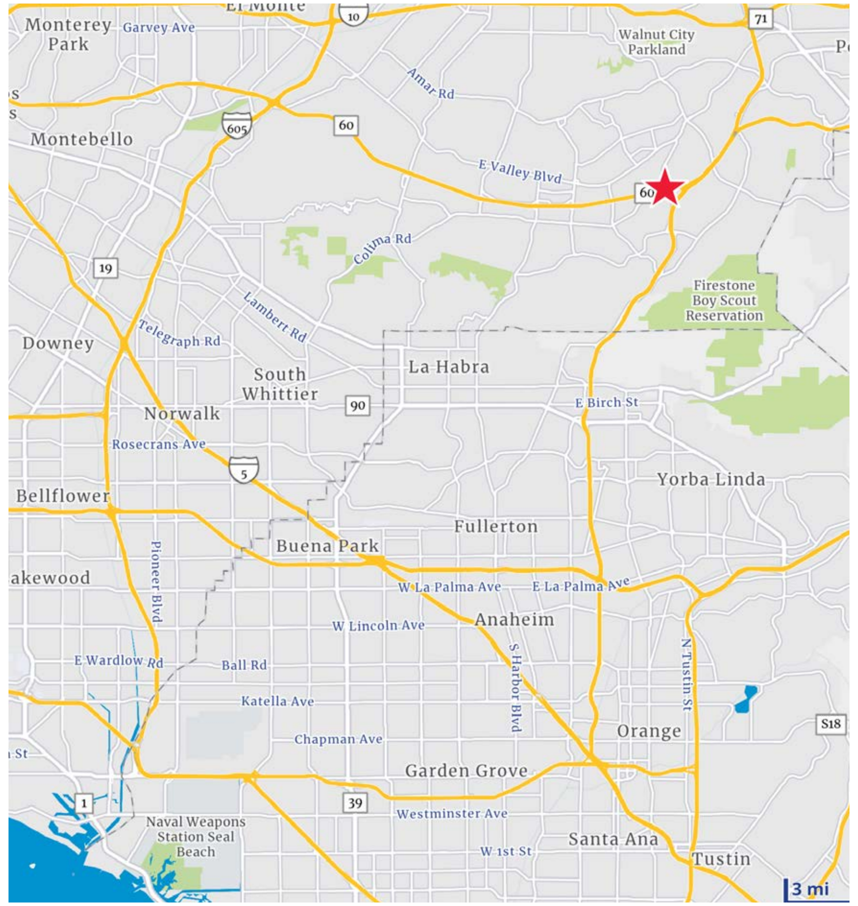
$163,110
Average Household Income

$956,000
Median Home Price

LOS ANGELES, CA

Los Angeles, often referred to by its initials L.A., is the most populous city in the U.S. state of California, and the commercial, financial, and cultural center of Southern California. With an estimated 3.7 million residents within the city limits as of 2025, it is the second-most populous in the United States, behind only New York City. Los Angeles has an ethnically and culturally diverse population, and is the principal city of a metropolitan area of 12.6 million people (2025). Greater Los Angeles, a combined statistical area that includes the Los Angeles and Riverside–San Bernardino metropolitan areas, is a sprawling metropolis of over 18.5 million residents.

The majority of the city proper lies in a basin in Southern California adjacent to the Pacific Ocean in the west and extending partly through the Santa Monica Mountains and north into the San Fernando Valley, with the city bordering the San Gabriel Valley to its east. It covers about 469 square miles), and is the county seat and most populated city of LA County.



LOS ANGELES COUNTY

Los Angeles County, located in southern California, is the most populous county in the United States, with over 9.7 million residents (2025). Covering a vast area of approximately 4,083 square miles, it is a diverse and dynamic region known for its cultural, economic, and geographic variety.

The county includes the city of Los Angeles, which serves as both the county seat and the second-largest city in the U.S. The city and county are economic hubs, home to industries such as entertainment (particularly Hollywood), technology, aerospace, manufacturing, and international trade. Los Angeles County is also a global center for education, healthcare, and tourism.

Geographically, the county features a blend of urban, suburban, and natural landscapes, from the bustling downtown areas to the scenic beaches along the Pacific Ocean, like Santa Monica and Venice. The region is also known for its mountain ranges, including the San Gabriel Mountains, and its numerous parks, such as Griffith Park and Angeles National Forest.

Los Angeles County is also a transportation hub, with multiple freeways, public transit options, and the Los Angeles International Airport (LAX), one of the busiest airports globally.

LOS ANGELES, CA

TRANSPORTATION

Los Angeles County is known for its extensive freeway network. Major freeways like the I-5, I-10, I-405, and I-101 crisscross the region, making car travel the dominant mode of transportation.

LOS ANGELES INTERNATIONAL AIRPORT (LAX)

LAX is one of the busiest international airports in the world. It serves as a major hub for domestic and international flights, with connections to virtually every corner of the globe.

PORT OF LOS ANGELES AND PORT OF LONG BEACH

These two ports, located along the southern edge of the county, form the largest port complex in the United States and one of the busiest in the world. They handle a significant volume of global trade and are crucial to LA's economy. The ports also serve as hubs for shipping and distribution, directly impacting transportation infrastructure in the region.

$39.3B	9.7M	442K+	4.1M	$1,007,137
County Budget	Residents	Businesses	Employees	Average Home Value

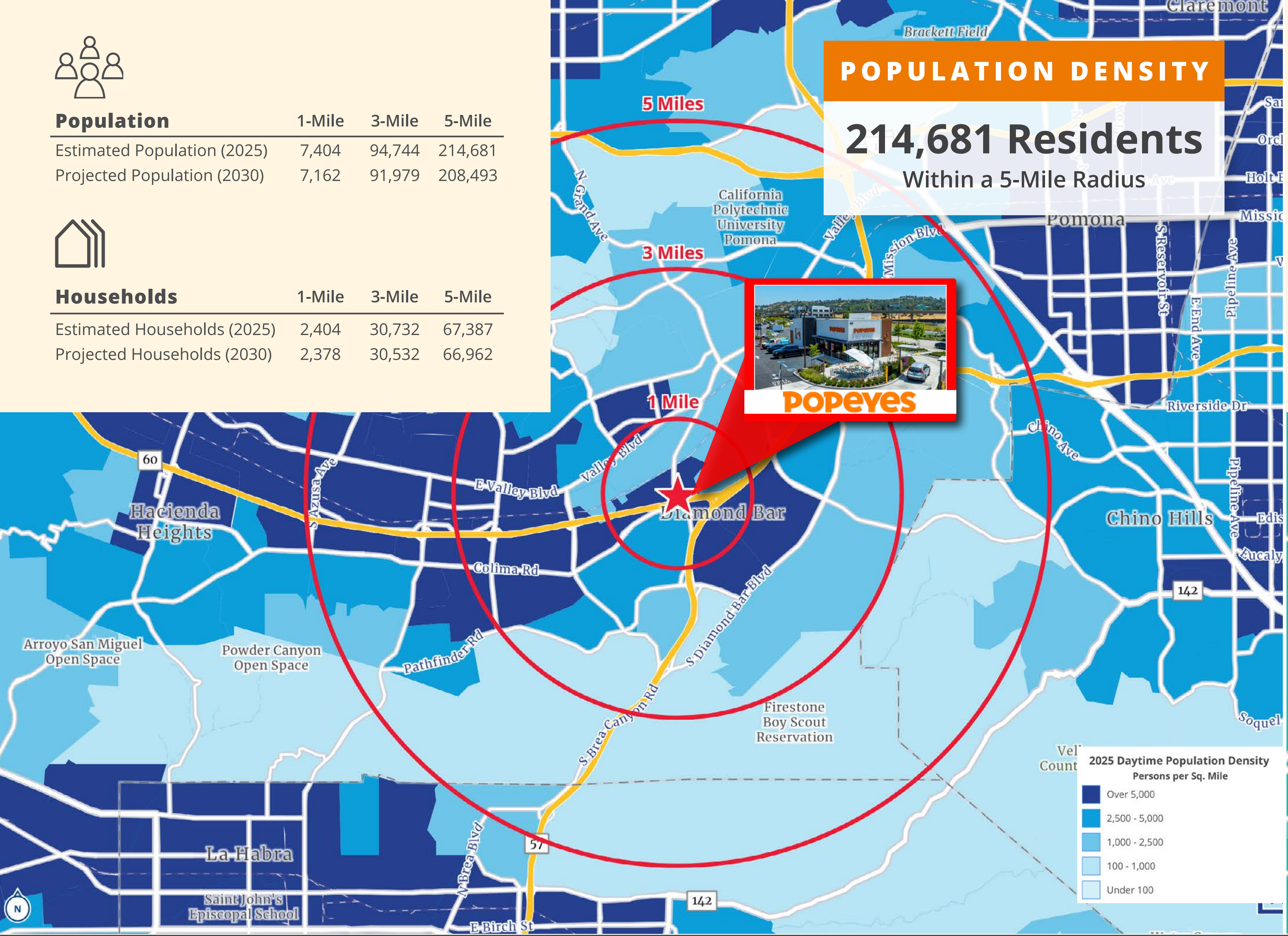
EDUCATION

Los Angeles County is a major center for higher education, offering a broad spectrum of academic programs, research opportunities, and cultural experiences.

USC	47,000 Students 4,626 Faculty
UCLA	46,676 Students 5,464 Faculty
Cal State LA	26,000 Students 1,700 Faculty
LMU	10,000 Students 644 Faculty

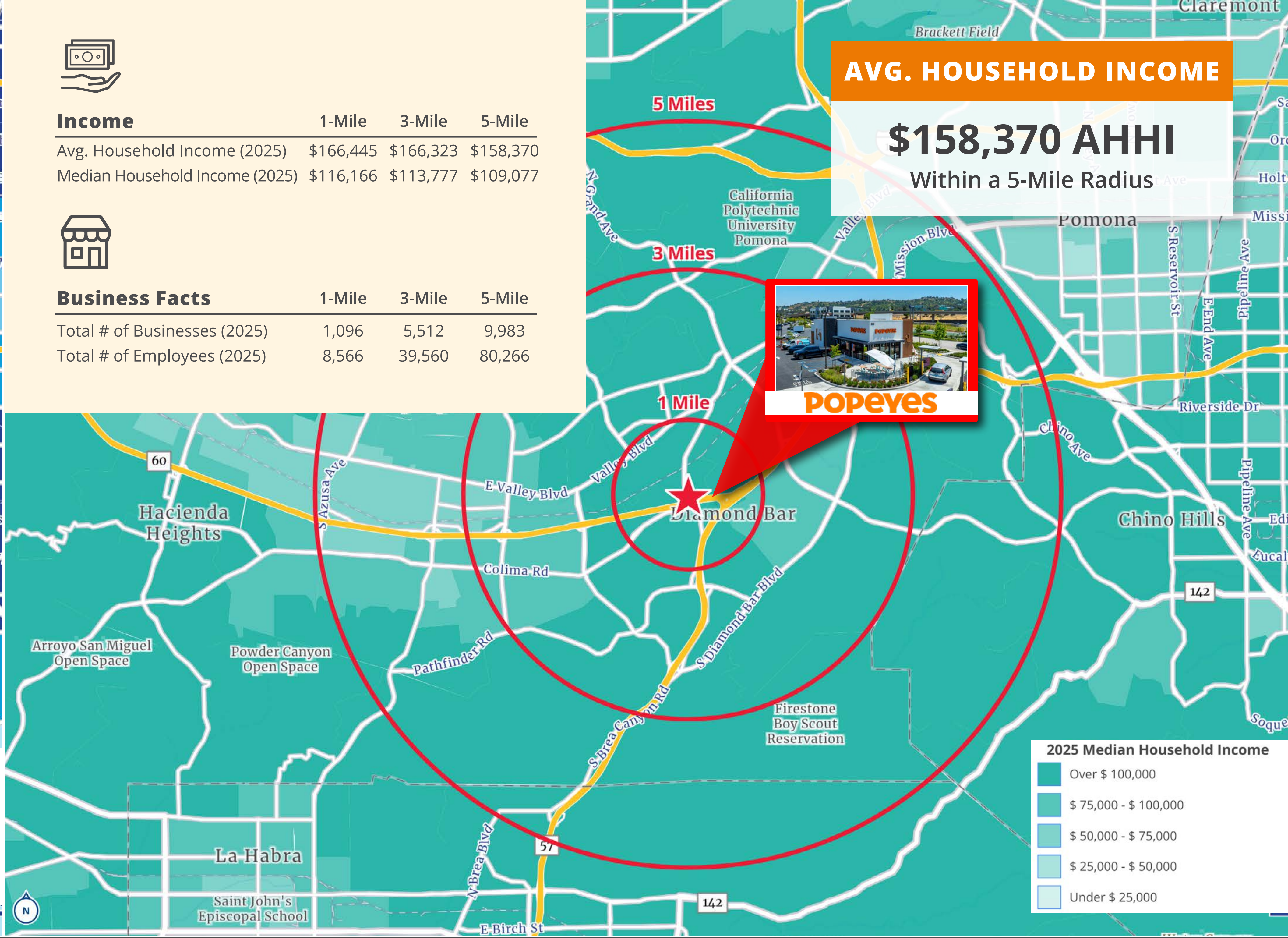
Population	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	7,404	94,744	214,681
Projected Population (2030)	7,162	91,979	208,493

Households	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	2,404	30,732	67,387
Projected Households (2030)	2,378	30,532	66,962



Income	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	$166,445	$166,323	$158,370
Median Household Income (2025)	$116,166	$113,777	$109,077

Business Facts	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	1,096	5,512	9,983
Total # of Employees (2025)	8,566	39,560	80,266



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By acknowledging your receipt of this Offering Memorandum from Colliers, 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 detrimental to the interest of the Seller.

Owner and Colliers International 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 Popeyes - 868 S. Brea Canyon Rd., Diamond Bar, CA 91789 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 Seller or Colliers International 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.

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