



RETAIL PROPERTY FOR SALE - OFFERING MEMORANDUM

RAISING CANES - 15 YEAR ABSOLUTE NNN GROUND LEASE

5800 Sunnybrook Dr, Sioux City, IA 51106



ACCESS Commercial, LLC

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DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ACCESS Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



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TENANT OVERVIEW



TENANT OVERVIEW

Company:	Raising Canes
Founded:	1996
Locations:	+950
Total Revenue:	\$5.1 Billion (2024 last reported)
Average Unit Volume	\$6.6 Billion (2024 last reported)
Employees	+65,000
States/Territories	45
Headquarters:	Baton Rouge, Louisiana
Website:	https://www.raisingcanes.com/

Founding and History

The idea for Raising Cane's was conceived during a college business class project by Todd Graves and Craig Silvey. Despite receiving a poor grade on the project, Graves was determined to make the concept a reality. He worked as a boilermaker and fisherman to save money and later secured a loan to open the first Raising Cane's in Baton Rouge, Louisiana, near the Louisiana State University campus. The restaurant was named after Graves' dog, Raising Cane.

Expansion and Growth

Raising Cane's, known for its simple and focused menu, has experienced remarkable growth since its inception in 1996. The brand's expansion story is one of strategic planning, strong brand identity, and a commitment to quality that has resonated with customers across the United States and beyond. The brand has enjoyed 62 consecutive quarters of positive same-store sales growth, spanning over 15 years, with average unit volume (AUV) more than doubling since 2015. Raising Cane's has seen strong financial growth, driven by a cohesive company culture. In 2024, the brand generated over \$5.1 billion in systemwide sales, surpass \$6.6 million in average unit volume (AUV), and operate more than 1000 restaurants, including 50 locations in the Middle East.

Core Values and Culture

Raising Cane's attributes much of its success to its strong corporate culture and core values. The company emphasizes a positive work environment, excellent customer service, and active community involvement. The "ONE LOVE" philosophy, which focuses on serving the best quality chicken finger meals, is a central theme in the company's culture. This philosophy extends to how the company treats its employees, known as "Caniacs," promoting a fun and supportive workplace.

Community Involvement

Raising Cane's is also known for its philanthropic efforts. The company supports various community initiatives, including education, animal welfare, and active lifestyle programs. Each restaurant is encouraged to engage with its local community, supporting local schools, sports teams, and charitable organizations. This community-oriented approach has helped Raising Cane's build strong local ties and a positive reputation.



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SECTION 1

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

This Offering is for a 2,818 SF Raising Cane's restaurant, in Sioux City, IA. This property offers stable in-place income supported by a 15-year absolute NNN Ground Lease with scheduled rent escalations, enhancing predictable cash flow and long-term value. Located along Sioux City's major retail corridor, the area boasts a vibrant mix of retail, dining, and entertainment options, ensuring a steady flow of foot traffic. Nearby traffic generators include the popular Southern Hills Mall, Lakeport Commons Shopping Center, Sunnybrook Village and East High School with 1,511 Students. Additionally, the nearby scenic Cone Park and Whispering Creek Golf Club provide outdoor recreation for locals and visitors alike. With its strategic location and the presence of the sought-after Raising Cane's Restaurant, the property presents an enticing investment opportunity in Sioux City's dynamic retail landscape.

OFFERING SUMMARY

Price:	\$3,155,681
Cap Rate:	4.65%
Building SF:	2,818 Sf
Lot Size:	1.74 Acres
NOI:	\$146,739.15



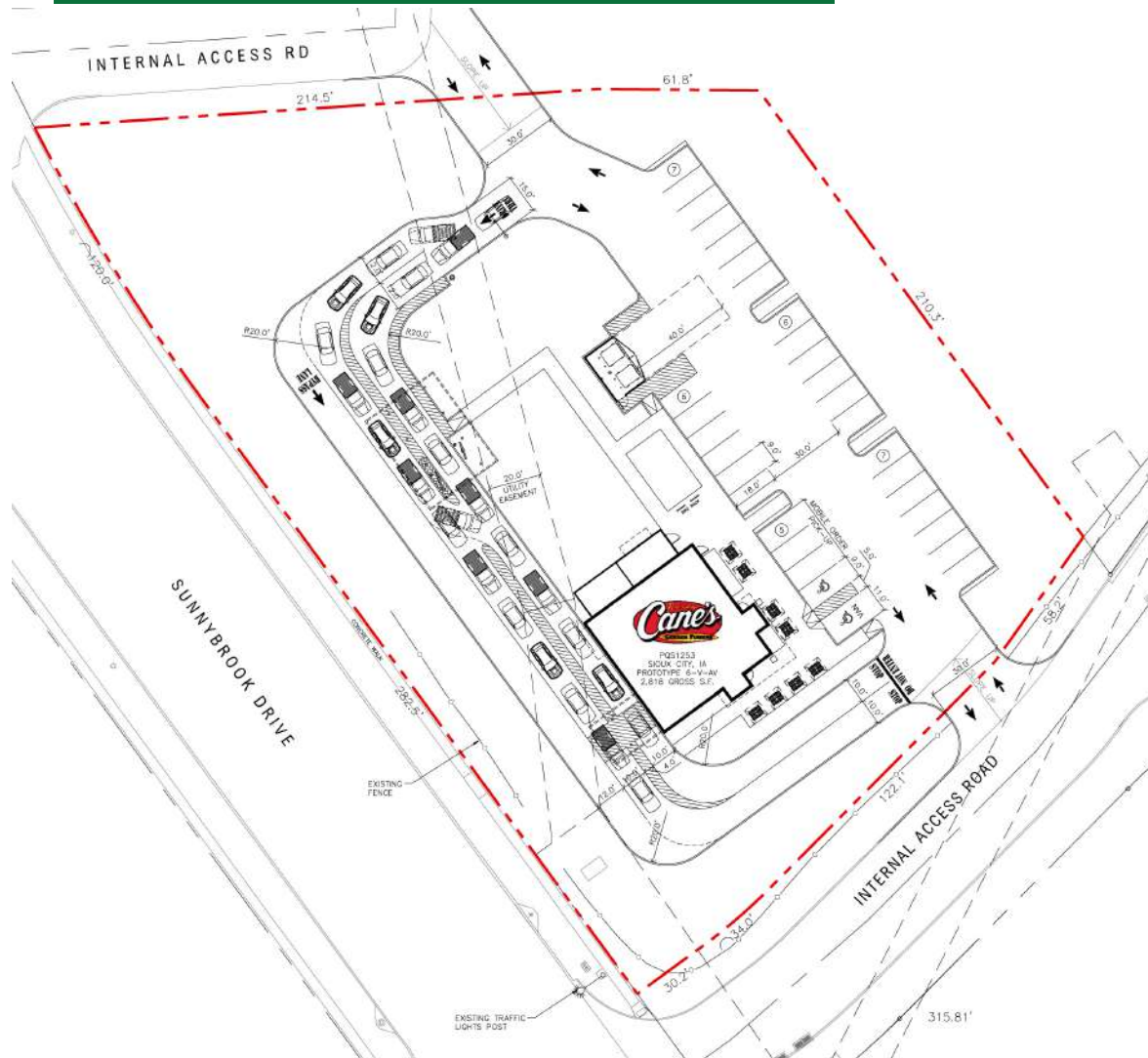
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SITE PLAN + HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2,818 SF Building
- New Build (2025)
- Prime Location in Sioux City
- High-visibility storefront with easy accessibility
- Modern and well-maintained
- Ample parking spaces
- High Traffic Location
- Direct access to US Hwy 20 with over 28,000 VPD
- Surrounded by high performing national retailers including:
 - Target
 - Fleet Farm
 - Lowes
 - Hobby Lobby
 - Sierra



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SECTION 2

LOCATION INFORMATION

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CITY INFORMATION



SIoux CITY, IA

ECONOMIC PROFILE & RECENT INVESTMENT

Sioux City serves as the economic hub of the tri-state region encompassing northwest Iowa, northeast Nebraska, and southeast South Dakota. The metro has long been recognized for its strong economic development performance, particularly among mid-sized metropolitan areas.

Over the past decade, the region has experienced significant capital investment across manufacturing, agriculture, energy, and hospitality sectors. Notable projects include:

- Major expansion at CF Industries' Port Neal complex (multi-billion-dollar investment)
- Development of Hard Rock Hotel & Casino Sioux City (\$128+ million entertainment destination)
- Ongoing infrastructure and environmental upgrades by MidAmerican Energy
- Continued industrial investment in food processing and advanced manufacturing throughout the metro and surrounding communities

These projects reinforce Sioux City's position as a stable employment center with a diverse economic base supported by manufacturing, healthcare, education, and logistics.

ACCESS & TRANSPORTATION

Sioux City is strategically located at the junction of Iowa, Nebraska, and South Dakota, providing regional connectivity and workforce accessibility.

Interstate 29 runs north-south through the metro, linking Sioux City to Omaha and Kansas City. Highway 75, Interstate 129, and Highway 20 provide additional north-south and east-west access. Sioux Gateway Airport (SUX) is located approximately 10 minutes from downtown and offers commercial air service via major carriers, providing convenient regional connectivity.

RETAIL MARKET FUNDAMENTALS

Sioux City maintains a stable retail environment supported by a broad trade area that extends well beyond the immediate metro population. The Southern Hills corridor serves as the primary retail node for the region.

Retail vacancy rates in the core trade area have remained comparatively stable relative to similarly sized Midwest markets, supported by steady consumer demand and limited new speculative development. The market continues to favor well-located, necessity-based and service-oriented retail centers.



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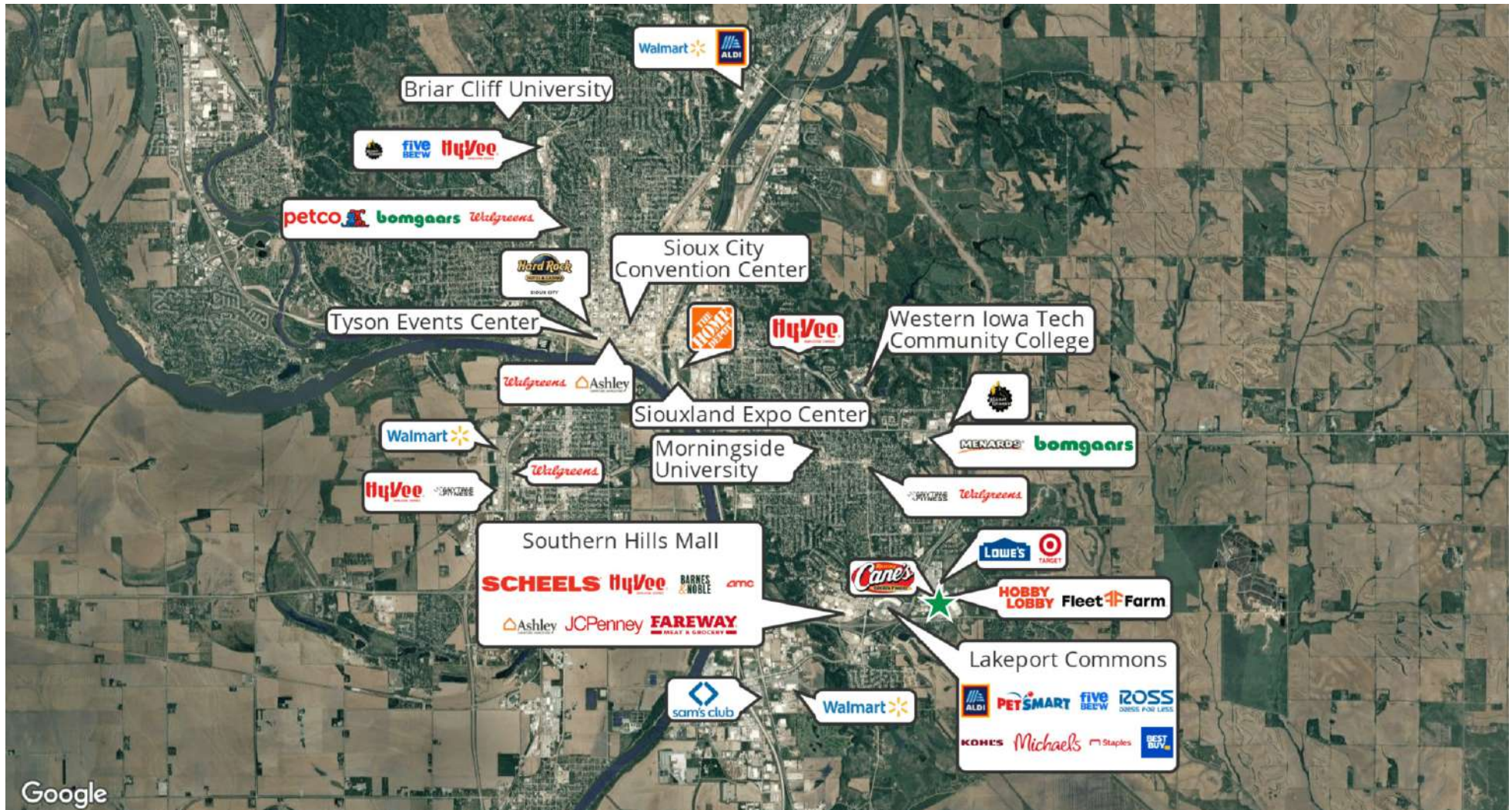
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REGIONAL MAP



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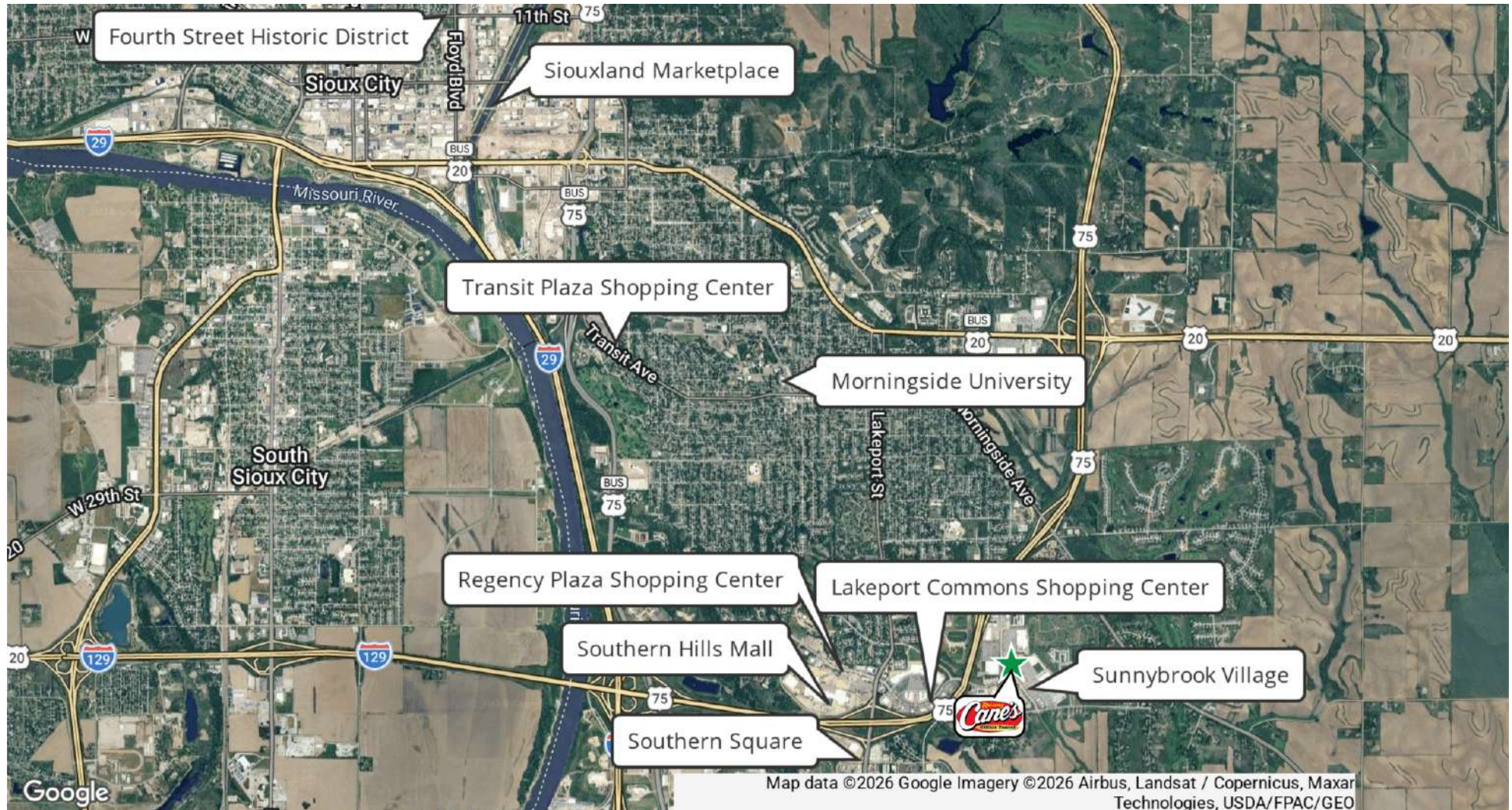
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RETAIL MAP



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LOCAL AERIAL MAP



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SW DRONE VIEW



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SUNNYBROOK VILLAGE



Sunnybrook Village is a 66-acre mixed-use development located at the intersection of Sunnybrook Drive and Sergeant Road near US Highway 20/75 in Sioux City, IA. The center is anchored by a 218,000 square-foot Fleet Farm and a 55,000 square-foot Hobby Lobby.

The Sioux City Fleet Farm store was among the first to test a new store layout in which most of the store is visible from any point in the store, without the view being obstructed by tall shelving. Fleet Farm CEO Derick Prella called the Sioux City store "the flagship of the fleet."

Tenants & Amenities:

- Fleet Farm, Hobby Lobby, Stone Bru, Crumbl Cookies, HotWorx, US Cellular, Freddy's Frozen Custard & Steakburgers, Sioux City Implant and Oral Surgery
- ± 284,000 sq.ft of retail space
- Opened Fall of 2018

Summit at Sunnybrook Village complex consists of 225 apartments.



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SECTION 3

FINANCIAL ANALYSIS

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SUNNYBROOK VILLAGE



GROUND RENT:

Years 1 - 5		\$150,000/year
Years 6 - 10	7.5% increase	\$161,250/year
Years 11 - 15	7.5% increase	\$173,343.75/year

GROUND RENT: upon extension

Years 16 - 20	7.5% increase	\$186,344.53/year
Years 21 - 25	7.5% increase	\$200,320.37/year
Years 26 - 30	7.5% increase	\$215,344.40/year
Years 31 - 35	7.5% increase	\$231,495.23/year
Years 36 - 40	7.5% increase	\$248,857.37/year



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SECTION 4

DEMOGRAPHICS

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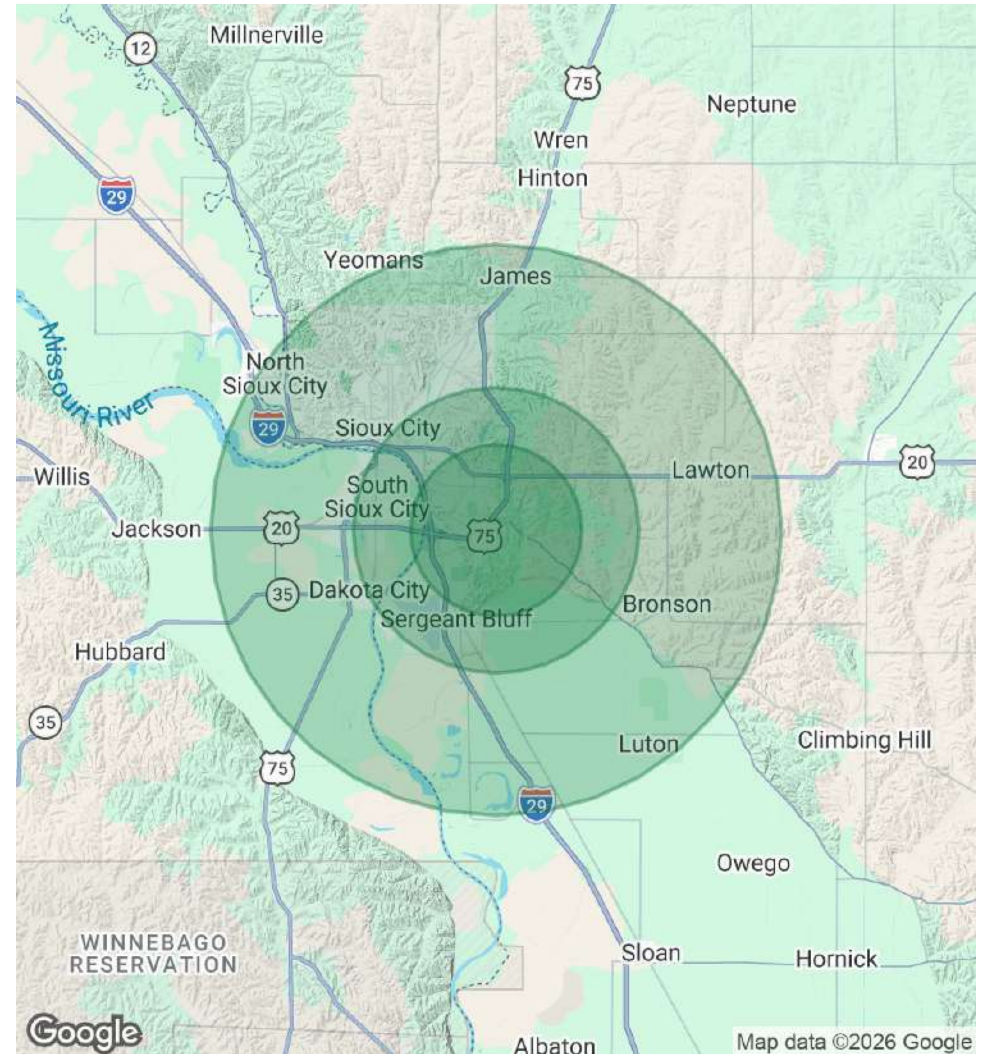
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,629	52,727	119,221
Daytime Population	27,308	67,222	121,290
Labor Force	12,751	26,427	59,335

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,069	19,767	44,675
Average HH Income	\$95,204	\$90,850	\$90,364

2023 American Community Survey (ACS)

TOP EMPLOYERS	# OF EMPLOYEES	RANK
Tyson Fresh Meats	4,500	1
Seaboard Triumph Foods	2,400	2
Sioux City Community School District	2,370	3
Bomgaars	2,100	4
Mercy Medical Center	1,562	5
UnityPoint Health	1,500	6
Hy-Vee	1,023	7
185th Air Refueling Wing	952	8
City of Sioux City	878	9
Western Iowa Tech Community College	700	10



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SECTION 5

ADVISOR BIOS

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LISTING TEAM



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PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.

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