



OFFERING MEMORANDUM

**1041 W Rancho Vista Blvd**

Palmdale, CA 93551

**VINCENT ROCHE**

Executive Director

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Lic #01155079

**ASKING PRICE: \$5,100,000 | \$610 PSF**



INVESTMENT OVERVIEW

PROPERTY NAME	Red Lobster
LOCATION	1041 W Rancho Vista Blvd, Palmdale, CA93551
APN	3005-038-039
PRICE	\$5,100,000
CAP RATE	5.25%
NOI	\$277,108
PRICE PER SF	\$610
BUILDING SIZE	8,356 SF
LOT SIZE	±1.12 Acres
DATE OF REMODEL	11/21/2008

LONG-TERM TRIPLE-NET LEASE | ABOVE MARKET LEASE TERM

This Red Lobster is subject to a 25-year absolute triple-net (NNN) lease with approximately 13.5 years remaining.

ATTRACTIVE RENTAL INCREASES & RENEWAL OPTIONS

The rent will increase by 2 percent annually, including through the four (4) five-year tenant renewal options, providing investors with a strong inflation hedge.

Cushman & Wakefield is pleased to present the exclusive listing for Red Lobster, located at 1041 W Rancho Vista Boulevard in Palmdale, California. The property is 8,356 square feet and is situated on approximately 1.12 acres of land.

This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 13.5 years remaining on the lease. Current annual rent is \$277,108. The rent is scheduled to increase by two percent annually, including through the four (4) five-year tenant renewal options.

Red Lobster is the largest seafood restaurant concept in the world and is an iconic full-service brand with demographic appeal and significant advertising budget. Red Lobster is lead by an experienced management team with a history of success leading the brand. The company generates approximately \$2 billion in annual revenue in 2024. Red Lobster was recently acquired by RL Investor Holdings, LLC. This entity was created by Fortress Investments Group LLC and co-investor TCW Private Credit and Blue Torch.



**CURRENT TENANT**

- Red Lobster is the largest seafood restaurant concept in the world and is an iconic full-service brand with broad demographic appeal and a significant advertising budget (2nd largest in casual dining).
- The company was founded in 1968 and currently operates approximately 500 restaurants throughout the United States & Canada and has franchised 43 restaurants in international markets.
- Red Lobster is led by an experienced management team with a history of success leading the brand
- In September 2024 RL Investor Holdings, LLC

## TENANT OVERVIEW



### FRESH IN OUR FOOD

Each day, you'll find an updated selection of fresh fish on our Today's Fresh Fish menu, not to mention live Maine lobster, freshly baked Cheddar Bay Biscuits™, crisp salads and a host of fresh seafood recipes waiting to be explored.

### FRESH IN OUR KNOWLEDGE

No one knows seafood better than we do. As global seafood buyers, we have employees stationed throughout the world who inspect our seafood the moment it comes out of the water. They ensure it meets standards that are second to none. Then, the renowned chefs at our culinary center deliver the fresh expertise that turns it all into something truly special.

### FRESH IN OUR DEDICATION

We hold ourselves to the highest standards for service, quality and a welcoming atmosphere. Our focus is doing what's right - for our employees, in our communities and in the world.

### FRESH IN OUR COMMITMENT

You deserve the freshest food and thinking. So every time you visit one of our seafood restaurants or our online seafood store, you'll find an uncommon commitment to deliver the best of the sea with fresh ideas that we hope will make you want to come back again and again.

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FINANCIAL OFFERING SUMMARY

PROPERTY NAME	Red Lobster
PROPERTY TYPE	Net Leased Restaurant
OWNERSHIP	Private - Private Equity Sponsor
TENANT	Red Lobster Hospitality, LLC
LEASE TERM	25 Years
LEASE COMMENCEMENT	12/17/2015
LEASE EXPIRATION	07/31/2039
LEASE TERM REMAINING	13.5 Years
LEASE TYPE	Triple-Net (NNN)
ROOF & STRUCTURE	Tenant Responsible
OPTIONS TO RENEW	Four (4) Five-Year Periods
RENTAL INCREASES	2% Annually

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent	Monthly Rent
Year 12 (2025)	\$277,108	\$23,092.30
Year 13	\$282,650	\$23,554.15
Year 14	\$288,303	\$24,025.23
Year 15	\$294,069	\$24,505.74
Year 16	\$299,950	\$24,995.85
Year 17	\$305,949	\$25,495.77
Year 18	\$312,068	\$26,005.68
Year 19	\$318,310	\$26,525.80
Year 20	\$324,676	\$27,056.31
Year 21	\$331,169	\$27,597.44
Year 22	\$337,793	\$28,149.39
Year 23	\$344,549	\$28,712.38
Year 24	\$351,439	\$29,286.62
Year 25	\$358,468	\$29,872.36
CAP Rate	5.25%	
Price	\$5,100,000	



**SURROUNDING RETAIL AREA**

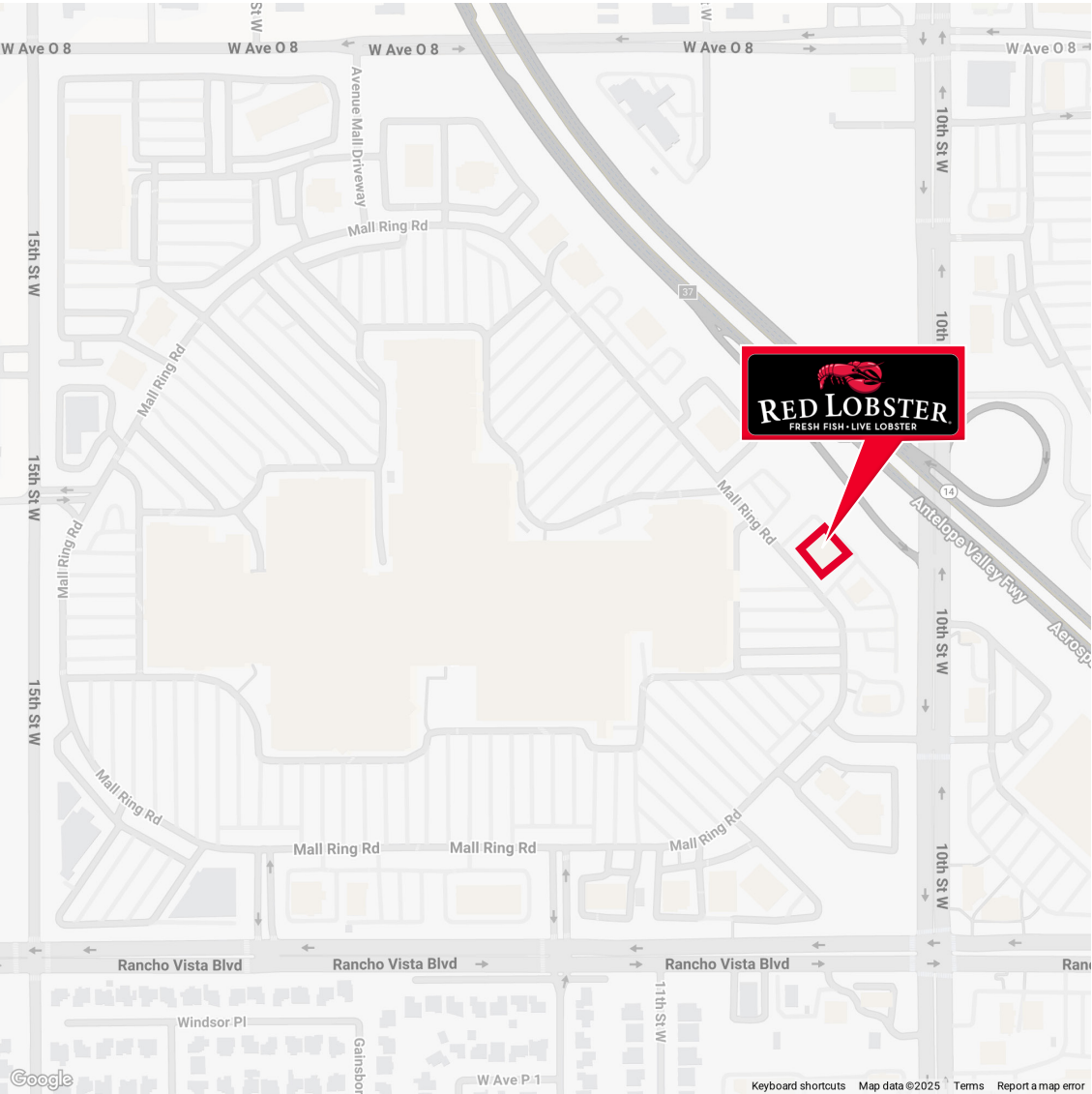
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LOCATION OVERVIEW




This Red Lobster is located at 1041 W Rancho Vista Boulevard in Palmdale, California. Palmdale is located in Los Angeles County in California. The San Gabriel Mountains separate Palmdale from the City of Los Angeles, which are approximately one hour from one another.

There are approximately 52,5067 people within a three-mile radius of this property and more than 136,703 within a five-mile radius. This Red Lobster is located in the Antelope Valley Mall, right next to California State Route 14, which experiences a traffic count of over 89,000 vehicles per day, while West Avenue P has traffic counts over 35,000 vehicles per day.

The subject property is well-positioned near several area attractions, benefiting from its proximity to major national and local retailers. National retailers include: Lowe's, Walmart, Target, Sam's Club, Kohl's, Barnes and Noble, Burlington, Macy's, JCPenny, and many more. Dining options include: Chipotle, Panera, Olive Garden, Jack in the Box, IHOP, Buffalo Wild Wings, The Habit Burger, and others. The Antelope Valley Country Club is located less than one mile away, and Palmdale Regional Airport is approximately five miles away.

Palmdale is located 63 miles north of Los Angeles. Los Angeles is the second largest city in the United States. The Greater Los Angeles area has over 18 million people, The County of Los Angeles, the Los Angeles Unified School District, and the Federal Government employ over 217,000 individuals in Los Angeles. The gross metropolitan product of Los Angeles is over \$831 billion, making it the third largest combined statistical area in the world. Serving over 70,600,000 passengers annually, the Los Angeles International Airport is the third busiest in the world. The University of California at Los Angeles has over 43,000 students enrolled and more than 30,000 in staff.


DEMOGRAPHIC SUMMARY REPORT



**TOTAL POPULATION**

In 2025, the population in your selected geography is 136,703 within 5 miles. The current population is 48.87% male and 51.12% female. The median age of the population in your area is 34.9 within 5 miles.

	3-Mile	5-Mile	10-Mile
2020	53,502	140,548	374,624
2025	52,067	136,703	366,824
2030	52,062	134,865	362,013



**MEDIAN HOUSEHOLD INCOME**

In 2025, the median household income for your selected geography is \$80,516 within 5 miles. It is estimated that the median household income in your area will be \$93,433 in 2030 within 5 miles. The current annual income per capita in your area is \$35,048 within 5 miles.

	3-Mile	5-Mile	10-Mile
2025	\$83,309	\$80,516	\$81,031
2030	\$99,013	\$93,433	\$93,567



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