

\$3,666,667

4.50% CAP RATE

**12622 LONG BEACH BLVD
LYNWOOD, CA**

POPEYES®



EXCLUSIVELY LISTED BY

JASON FEFER

(310) 909-2394
jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

(310) 909-2374
tyler.bindi@marcusmillichap.com
CA 02116455

ROBERT NARCHI

(310) 909-5426
robert.narchi@marcusmillichap.com
CA 01324570

TONY SOLOMON

Broker of Record
23975 Park Sorrento; Suite 400
Calabasas, CA 91302
License # 01238010

Marcus & Millichap



WHY INVEST?

EXCELLENT LOCATION IN A DENSE AND DYNAMIC MARKET

- **Prime Corner Location with Exceptional Visibility** – Strategically positioned at the intersection of Long Beach Blvd and Orchard Ave, this site benefits from prime frontage with an average of 33,500 vehicles per day on Long Beach Blvd, driving consistent customer visibility.
- **High-Traffic Retail Corridor** – Just one block from a Walmart Supercenter with 2.9 million annual visitors, with additional exposure from surrounding major roads, including Rosecrans Ave (37,783 VPD) and proximity to the I-105 Freeway (225,000 VPD).
- **Demographics in a Dense Market** – The location boasts outstanding demographics, with a 1-mile population of 43,124 and an impressive 5-mile population of 852,530.
- **Strategic Economic Growth** – Situated within the expansive Los Angeles Metropolitan Statistical Area, the property benefits from a dynamic economy, offering an opportunity for long-term growth.



STABLE INVESTMENT WITH NO LANDLORD RESPONSIBILITIES

- **NNN Leases** – Popeyes® operates under a NNN lease, ensuring minimal involvement and responsibilities for the landlord.
- **Long-Term Stability and Renewal Options** – Popeyes® lease includes rental increases of 10% every 5 years with four additional 5-year renewal options.
- **Significant Remaining Lease Term** – With 12.5 years remaining on the initial lease term, the property offers a stable and reliable investment opportunity with long-term cash flow.
- **Recent Renovations** – Originally built in 2017 and newly renovated in 2020, the property includes modern construction and updated features.



ESTABLISHED NATIONAL TENANT

- **Iconic American Fried Chicken Chain** – Founded in 1972, Popeyes® is a globally recognized brand headquartered in Miami, Florida, celebrated for its signature fried chicken and Southern-inspired menu.
- **Extensive Global Presence** – With over 3,900 locations across 30 countries, Popeyes® continues to grow its footprint, demonstrating its strong brand appeal and successful expansion strategy. Backed by Restaurant Brands International, Popeyes® benefits from the stability and resources of one of the world's largest quick-service restaurant companies, ensuring consistent performance and operational excellence.



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LISTING PRICE

4.50%

CAP RATE

±12.5 YRS

LEASE TERM

±2,420 SF

BUILDING SIZE

NNN

LEASE TYPE

2020

YEAR RENOVATED

INVESTMENT SUMMARY

Address:	GOOGLE MAPS 12622 Long Beach Blvd, Lynwood, CA 90262-5126
Concept:	Popeyes
Tenant:	California Food Management, LLC
Price:	\$3,666,667
Cap Rate:	4.50%
NOI:	\$165,000
Building Size (SF):	±2,420 SF
Lot Size (AC):	±0.48 Acres
Year Built/Renovated:	2017 / 2020

Lease Commencement:	7/1/2017
Lease Term Expiration:	6/1/2037
Term Remaining:	12.41
Lease Type:	NNN
Landlord Responsibilities:	None
Monthly Rent:	\$13,750
Annual Base Rent:	\$165,000
Rental Increases:	10% / 5-Years
Renewal Options:	4 x 5-Year

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



LOS ANGELES CALIFORNIA



The Los Angeles Metropolitan Statistical Area (MSA) is one of the largest and most dynamic regions in the country, encompassing Los Angeles County and its surrounding areas. Known as the entertainment capital of the world, Los Angeles is home to a diverse population of over 12.8 million people and serves as a global hub for culture, commerce, and innovation— with iconic destinations like Hollywood, Santa Monica, and Downtown Los Angeles. The region’s economy is robust and multifaceted, with leading industries such as entertainment, technology, aerospace, trade, and tourism driving its growth. Its strategic location on the Pacific Coast and proximity to international markets make it a critical gateway for trade and business in the U.S.

Renowned for its year-round sunshine, vibrant arts scene, and cultural diversity, the Los Angeles MSA offers a unique quality of life. World-class institutions like UCLA and the Getty Center, along with stunning beaches and hiking trails, make it a desirable place to live and work. Despite challenges such as traffic and housing costs, the region continues to thrive as a beacon of creativity, opportunity, and innovation.



*3rd Best City In America To Live And Visit
Resonance's World's Best Cities, 2024*



DEMOGRAPHICS

POPULATION	MEDIAN INCOME	DAYTIME POPULATION
12.8M <i>within MSA</i>	\$142,170 <i>within MSA</i>	9.56M <i>within MSA</i>

LARGEST EMPLOYERS



MAJOR SPORTS TEAMS





TENANT PROFILE

POPEYES®

Founded in 1972 in New Orleans, Louisiana, Popeyes® boasts over 45 years of culinary tradition and history. Renowned for its unique New Orleans-style menu featuring delectable offerings like fried chicken, chicken tenders, fried shrimp, and other regional favorites, Popeyes® has earned its place as one of the world's largest quick-service chicken restaurants. The chain's famous Louisiana seasoning and hand-battered preparation techniques contribute to its distinctive taste. With more than 3,705 locations across the United States and around the globe, Popeyes® is celebrated for its commitment to Louisiana heritage and authentic flavors. The brand's iconic chicken sandwich, launched in 2019, sparked a nationwide craze and significantly boosted its popularity.

As a subsidiary of Restaurant Brands International (RBI), Popeyes® is part of a powerhouse in the quick-service restaurant industry. RBI, with annual system-wide sales exceeding \$35 billion, operates over 29,000 restaurants in more than 100 countries. The company's strategic growth initiatives and marketing campaigns have helped expand Popeyes® reach. Among its portfolio are four esteemed and iconic quick-service restaurant brands, including Tim Hortons®, Burger King®, Popeyes®, and Firehouse Subs®. Rated "BB" by S&P, Restaurant Brands International stands as a leader in the global culinary landscape.

Popeyes® continues to grow and innovate, staying true to its roots while appealing to a broad, international audience. The introduction of new menu items and limited-time offerings keeps the brand fresh and exciting for customers. Its dedication to quality and flavor has solidified its status as a beloved brand worldwide.

2023 REVENUE
\$5.9B

LOCATIONS
3K+

EMPLOYEES
21K+

PARENT COMPANY
rbi restaurant brands international



IN THE NEWS

POPEYES® PLANS TO CONTINUE RAPID INTERNATIONAL GROWTH

August 27, 2024 | *Franchising.com*

The world apparently loves that chicken from Popeyes. The fast food chain has grown dramatically in the international market in recent years and eyes additional expansion in new and existing countries in the future. Since being acquired by Restaurant Brands International (RBI) in 2017, Popeyes has grown from more than 500 international locations that generated approximately \$300 million in annual system sales to nearly 1,300 restaurants and more than \$1 billion in systemwide sales. Same-store sales...

FULL ARTICLE

BURGER KING AND POPEYES® ARE GIVING AWAY FREE SANDWICHES

November 9, 2024 | *Men's Journal*

Popeye's is celebrating National Fried Chicken Sandwich Day this weekend with delicious giveaways. Popeye's is also offering customers a National Fried Chicken Sandwich Day deal. From now through Nov. 10, the chain is offering a free sandwich with any purchase of \$10 or more through the Popeye's app. For your free snack, you can choose between Popeye's classic or spicy chicken sandwich, or its new ghost pepper sandwich. The promotion is valid for both pick-up and delivery orders...



FULL ARTICLE

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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