



FOR SALE | Corporate Guarantee
Absolute NNN Ground Lease

1535 East 2nd Street | Beaumont, CA 92223



For more information, please contact:

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Investment Summary

Triwell Properties is pleased to present the exclusive sale offering for this Raising Cane's ground-lease, located in Beaumont at the corner of Commerce Way & E. 2nd St. within the master planned shopping center community off Highland Springs Ave., and east of the I-10 & I-60 junction. The subject property is a single-tenant absolute net leased investment. The offering includes the stability of Corporate Raising Cane's lease guaranty, a fully entitled drive-thru and almost ten years of remaining primary term, with no Landlord responsibilities.

This offering is being made at **\$3,700,000**, representing a capitalization rate of 4.76% on the existing NOI of \$176,000, and a mid-term 10% rent increase scheduled in 2030. Prospective buyers are encouraged to review the enclosed materials and contact Triwell Properties for any additional information that may assist in the evaluation of this offering.

Demographics	1-mile	3-mile	5-mile
Total Population	10,855	57,907	91,868
Average HH Income	\$100,436	\$102,528	\$106,987
Households	4,237	20,625	32,066








HOBBY LOBBY 
Marshall's **PETSMART**

 **ROSS** **BEST BUY**
 DRESS FOR LESS
HomeGoods **petco**

GROCERY OUTLET 
 Bargain Market **RITE AID**
  **Panera**
 BREAD™

Walmart
 Supercenter

 **DOLLAR TREE** 
  



138,500 VPD

Highland Springs Ave

Raising Cane's
 CHICKEN FINGERS

2nd Street

Commerce Ct

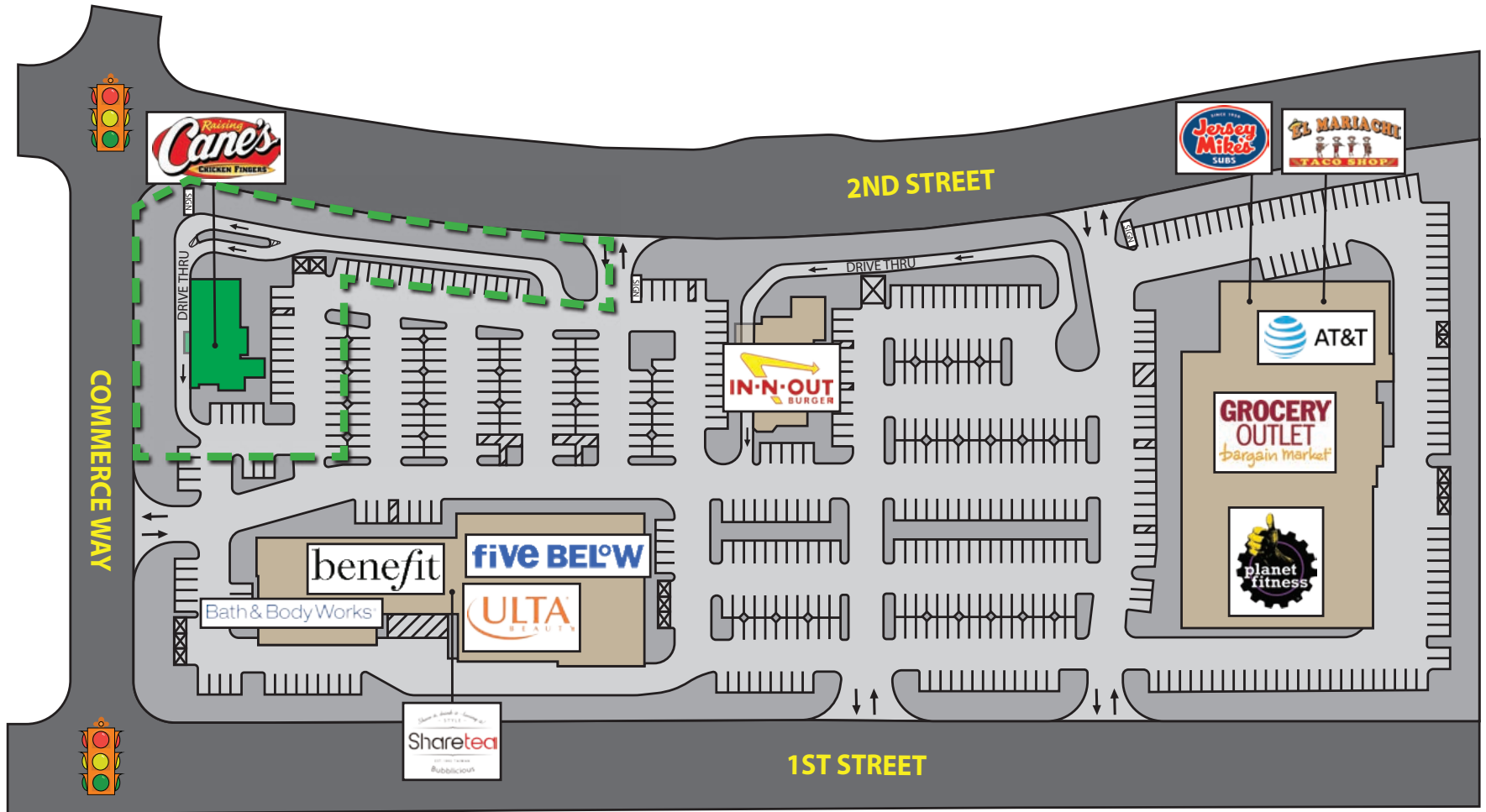
 **CINEMA WEST**

Bath & Body Works
five BELOW
 

KOHL'S

1st Street

Site Plan



Investment Highlights



Prime hard-corner location at a signalized intersection along 2nd Street and Commerce Way, offering excellent visibility and access



Positioned as an outparcel to a dominant regional retail hub anchored by Walmart, Home Depot, and a strong lineup of national tenants driving consistent consumer traffic



Secure, passive income stream backed by a corporate-guaranteed Absolute NNN ground lease with zero landlord responsibilities



Excellent accessibility with five points of ingress/egress and strong visibility from Interstate 10 (±138,500 CPD), supporting high-volume drive-thru traffic



Located within a high-growth Inland Empire trade area supported by significant residential expansion, strong demographics, and increasing consumer demand



Investment Summary

Address	Raising Cane's 1535 East 2nd Street Beaumont, CA 92223
Sale Price	\$3,700,000
Rent	\$176,000
Cap Rate	4.76%
Rent Increases (10.00% in option periods)	Current: \$176,000 Years 6-10: \$193,000 Option 1: \$212,960 Option 2: \$234,256 Option 3: \$257,681 Option 4: \$283,450
Tenant	Corporate Raising Cane's
Investment Type	Single Tenant
Reimbursements	Absolute NNN (Ground Lease)
Lease Start	11/11/2020
Lease Expiration	8/31/2035 (with Four options)
Building SF	±3,832 SF
Total Land Area	±42,688 SF (0.98 Acres)
Type of Ownership	Fee Simple
Traffic Counts	E 2nd Street @ Commerce Way – 15,459 ADT E 1st Street @ Commerce Way – 15,312 ADT 10 Fwy. – 138,500 ADT

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.



Raising Cane's is one of the fastest-growing quick-service restaurant (QSR) brands in the United States, with more than 800 locations across 40+ states and an expanding international presence. Founded in 1996 in Baton Rouge, Louisiana, the brand is known for its focused menu of high-quality chicken fingers, strong operational efficiency, and cult-like customer following. Raising Cane's consistently ranks among the top-performing QSR concepts, with average unit volumes exceeding \$6.0 million—well above industry benchmarks.

Raising Cane's is privately held and has experienced rapid nationwide expansion driven by a disciplined growth strategy targeting high-traffic, high-visibility retail corridors. The brand's simplified menu and operational model allow for speed, consistency, and strong unit-level economics, contributing to industry-leading sales productivity. With systemwide sales surpassing \$2.3 billion and continued expansion into new markets, Raising Cane's has established itself as a dominant and highly sought-after tenant in the net lease space.

Raising Cane's locations are typically secured under long-term, absolute triple-net (NNN) ground leases, offering zero landlord responsibilities and built-in rent escalations that provide a stable, inflation-resistant income stream. Backed by strong corporate operations, proven performance metrics, and a rapidly growing national footprint, Raising Cane's continues to demonstrate long-term durability and investment-grade tenancy within the retail sector.

\$4.96B	860+	65K+	1996
2024 Revenue	Locations	Employees	Founded





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