



CLICK FOR DRONE
VIDEO OF THE
SUBJECT PROPERTY

ALPHARETTA, GA (ATLANTA MSA)

Lazy Dog

BUILD-TO-SUIT CONSTRUCTION IN
ULTRA-DENSE RETAIL CORRIDOR

HEAVILY TRAFFICKED SIGNALIZED HARD
CORNER INTERSECTION – 53,000+ VPD



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585
A Licensed Georgia Broker #77666





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Lazy Dog

10800 HAYNES BRIDGE RD, ALPHARETTA, GA 30022 

\$6,934,000

PRICE

6.85%

CAP RATE

NOI	\$475,000
LEASE TYPE	Absolute NNN
LEASE TERM	20 Years
BUILDING SIZE	8,400 SF
LAND AREA	0.52 AC



Corporate guaranty from tenant's parent company – 2024 revenues totaled \$400M+

A 20-year absolute net Lazy Dog lease featuring 10% rental increases every 5 years and four, 5-year extension options. The subject property is located at the **signalized hard corner intersection** of Haynes Bridge Road and North Point Parkway, a **major retail thoroughfare** along which two of the most visited shopping centers in Georgia are situated – **North Point Marketplace (4.1M annual visits) & North Point Mall (3.4M annual visits)**.

The Offering

- 20-year base term lease featuring 10% rental increases every 5 years
- Corporate guaranty from tenant's parent company – Lazy Dog Restaurants, LLC (see below)
- Signalized hard corner location at heavily trafficked intersection – 53,000+ VPD
- Exposed to 7.5 million annual visitors of North Point Marketplace and North Point Mall (see Page 5)

About The Guarantor

- FY 2024 revenues totaled \$400M+ and 2025 revenues are on pace to surpass 2024 (ask Agent for more details)
- Ranked #122 by *Nation's Restaurant News*'s Top 500 Restaurant Chains of 2024
- 50+ locations across 8 states with another 3 under construction

Market Highlights

- Sprawling Atlanta suburb with numerous commercial and residential projects in development (see Page 13)
- Dense residential submarket – 206,0000 residents within a 5-mile radius of the subject property
- Extremely affluent demographics – \$168,000 average household incomes within a 5-mile radius of the subject property
- Other prominent & proximal tenant driving traffic to the direct trade area Best Buy, La-Z-Boy, Starbucks, and Ashley HomeStore



Dense Retail Corridor

North Point Marketplace

- On the other side of North Point Parkway, kitty corner to the subject property, is North Point Marketplace – a 500,000+ SF shopping center anchored by Target, Dick's Sporting Goods, Hobby Lobby, Marshalls, and Nordstrom Rack
- Subject to 4.1M annual visitors, it is ranked among the top 4% of shopping centers in Georgia in terms of annual foot traffic per Placer.ai



North Point Mall

- Just down the street from the subject property, on the same side of North Point Parkway, is North Point Mall – a 1M+ SF shopping center anchored by Macy's, JCPenney, Dillard's, and AMC
- With 3.5M annual visitors, the Mall ranks among the top 6% of shopping centers in Georgia in terms of annual foot traffic, per Placer.ai

CURRENT		
Price		\$6,934,000
Capitalization Rate		6.85%
Building Size (SF)		8,400
Lot Size (AC)		0.52
Stabilized Income		
Scheduled Rent		\$475,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$475,000

LEASE ABSTRACT	
Premise & Term	
Tenant	Lazy Dog
Lease Guaranty	Corporate
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	10/1/2023
Options	Four, 5-Year
Year Built	2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Cap Rate
Lazy Dog	8,400	10/1/2023	9/30/2028	\$475,000	\$39,583	\$475,000	6.65%
	10% Increase	10/1/2028	9/30/2033		\$43,542	\$522,500	7.31%
	10% Increase	10/1/2033	9/30/2038		\$47,896	\$574,750	8.05%
	10% Increase	10/1/2038	9/30/2043		\$52,685	\$632,225	8.85%
	Option 1	10/1/2043	9/30/2048		\$57,954	\$695,448	9.74%
	Option 2	10/1/2048	9/30/2053		\$63,749	\$764,992	10.71%
	Option 3	10/1/2053	9/30/2058		\$70,124	\$841,491	11.78%
	Option 4	10/1/2058	9/30/2063		\$77,137	\$925,641	12.96%
TOTALS:		8,400		\$475,000	\$39,583	\$475,000	6.65%



An Expanding, Modern American Restaurant Chain



50+

TOTAL LOCATIONS IN CA, CO, FL, GA, IL, NV, VA AND TX

\$400M

TOTAL REVENUES IN 2024



About Lazy Dog

- The first Lazy Dog restaurant opened in Huntington Beach, CA, in 2003, offering a diverse menu of revamped family favorites with bold flavors, friendly small-town hospitality, and dog-friendly patios
- Lazy Dog is founded by the same family behind Mimi's Cafe, known for their successful expansion to over 90 locations without ever closing a restaurant due to under-performance during their ownership
- Lazy Dog's 2024 revenue totaled \$400M – ranking it #122 by *Nation's Restaurant News*'s Top 500 Restaurant Chains of 2024
- Some of the highest Average Unit Volume's in the industry in excess of \$8M ([Read more here](#))
- Corporate has 50+ locations with 3 more under construction

[Tenant Website](#)

MARIETTA
18.5 MILES

NORTH POINT MARKETPLACE

Ranked in the top 4% of shopping centers in Georgia 4.1M annual visits, per Placer.ai



ATLANTA





Located in a thriving Atlanta subplotarket

7.5 Million

COMBINED VISITS TO THE NEARBY NORTH POINT MALL & NORTH POINT MARKETCENTER

53,785

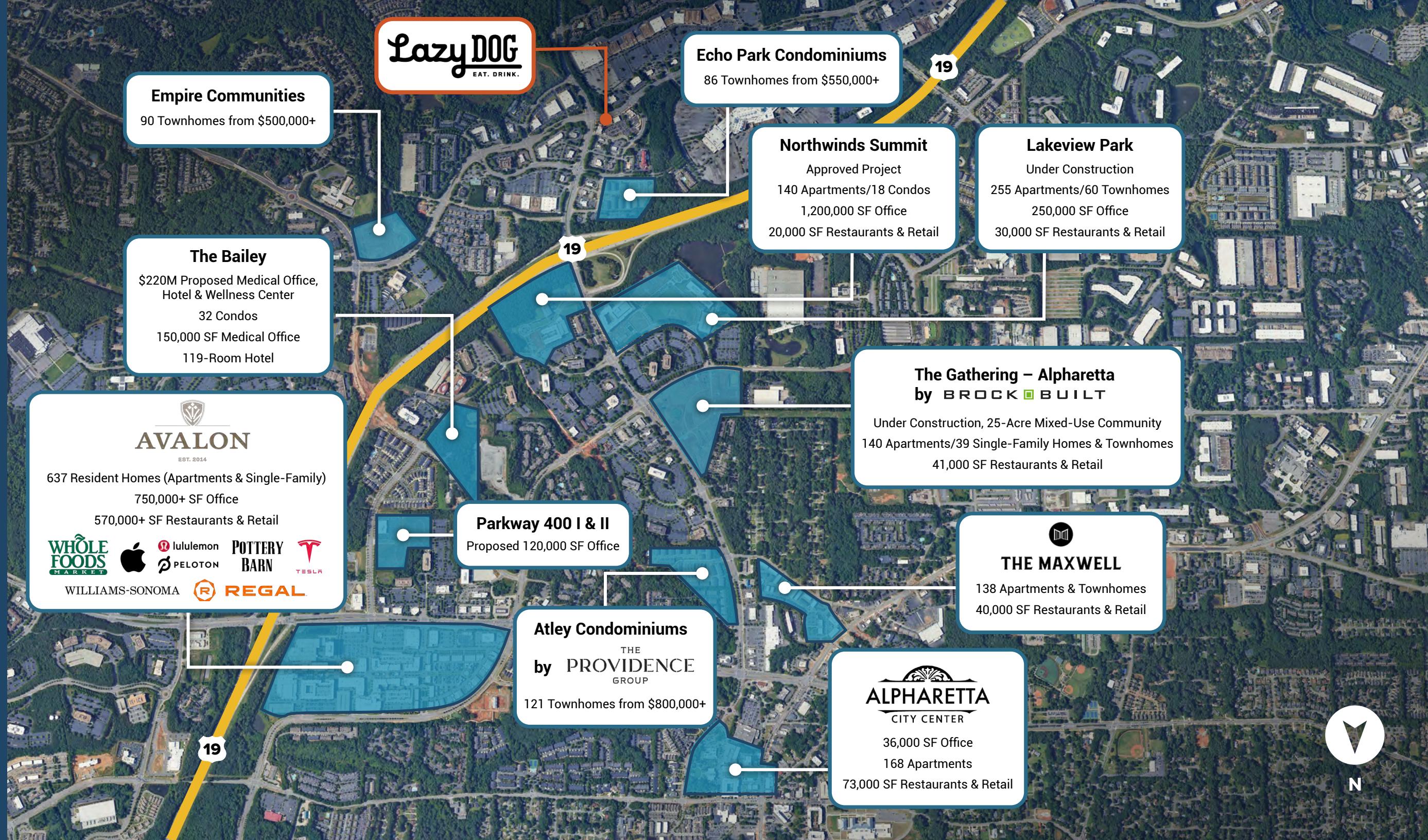
COMBINED VEHICLES PER DAY AT THE INTERSECTION

25 miles

TO DOWNTOWN ATLANTA

Immediate Aerial





Regional Aerial



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	5,001	76,982	206,101

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$149,971	\$164,660	\$168,232
Median	\$118,402	\$122,701	\$124,858

99.6k individuals have visited the subject property at least 2 times in the last 12 months

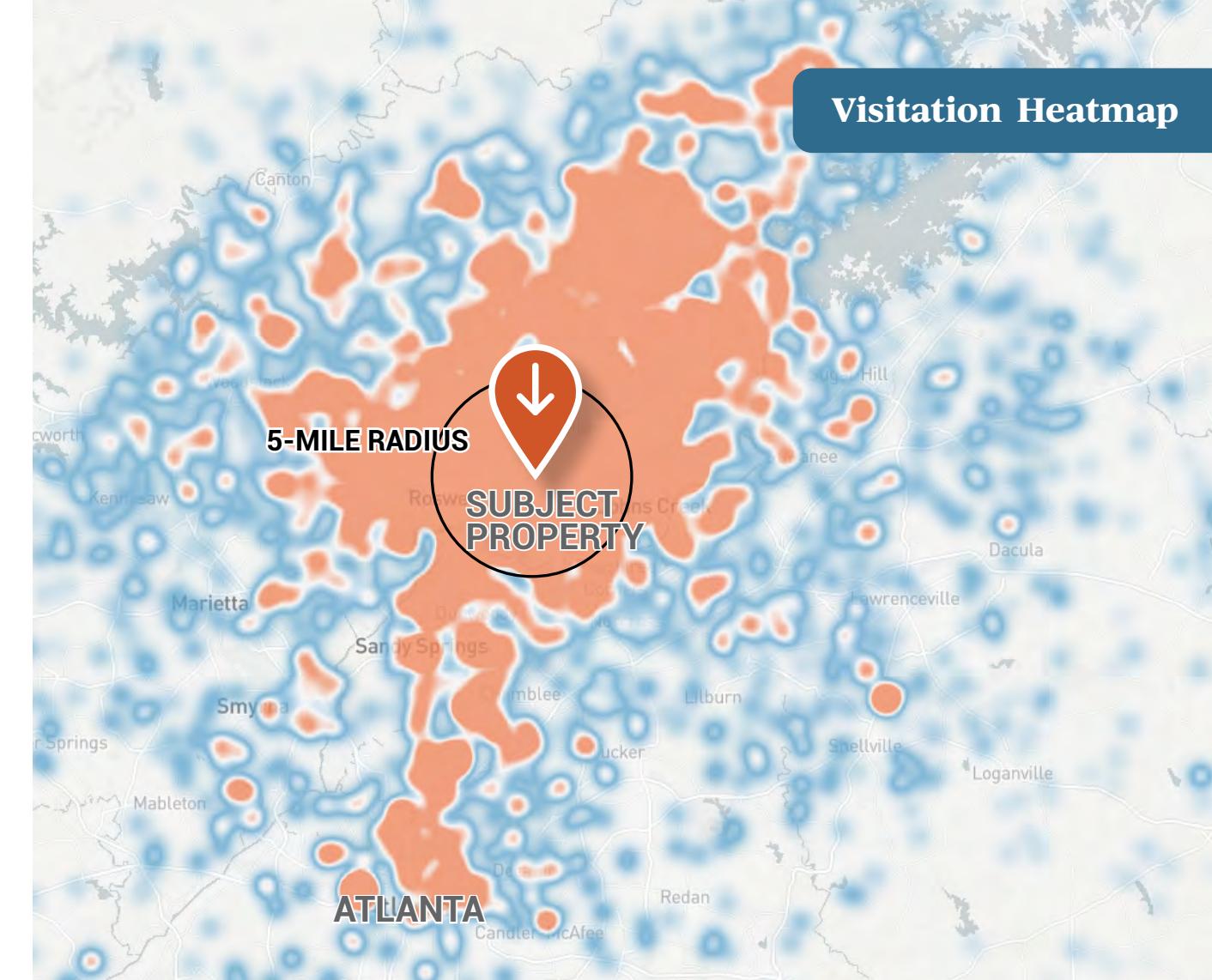
200.4K Visits

OVER PAST 12 MONTHS AT
THE SUBJECT PROPERTY

75 Minutes

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Alpharetta, GA

TECHNOLOGY CITY OF THE SOUTH



Business & Connectivity

- Strategically positioned between Atlanta and the North Georgia Mountains, Alpharetta is a city in Fulton County with approximately 67,275 residents
- It is one of the Southeast's leading tech and business hubs, home to more than 700 technology companies
- With direct GA-400 access, Alpharetta is 33 miles from Hartsfield-Jackson Atlanta Int'l Airport, the busiest airport in the U.S. and the world, with over 108.1 million passengers in 2024

The Heart of Georgia's Thriving Metropolitan Area

- Atlanta is the capital and largest city in Georgia with an estimated population of 499,127 residents
- The Atlanta-Sandy Springs-Alpharetta metropolitan area is the ninth largest MSA in the U.S. with 6.2 million residents
- Major educational institutions within the city include Georgia State University, Emory University, and Clark Atlanta University

Community & Lifestyle

- Alpharetta is one of Georgia's fastest-growing and most sought-after suburbs, named a *Southern Living* 2024 Best City on the Rise with over 300 experiences and top-ranked schools
- Alpharetta City Center is a 26-acre mixed-use destination, expanding the historic downtown district
- Outdoor draws: Big Creek Greenway's 9-mile trail, Brooke Street Park, and more than 750 acres of parkland
- Ameris Bank Amphitheater is a 12,000-seat venue that brings in year-round entertainment
- Cultural sites include the Arboretum, Veterans Memorial, and History Walk

6.2 Million

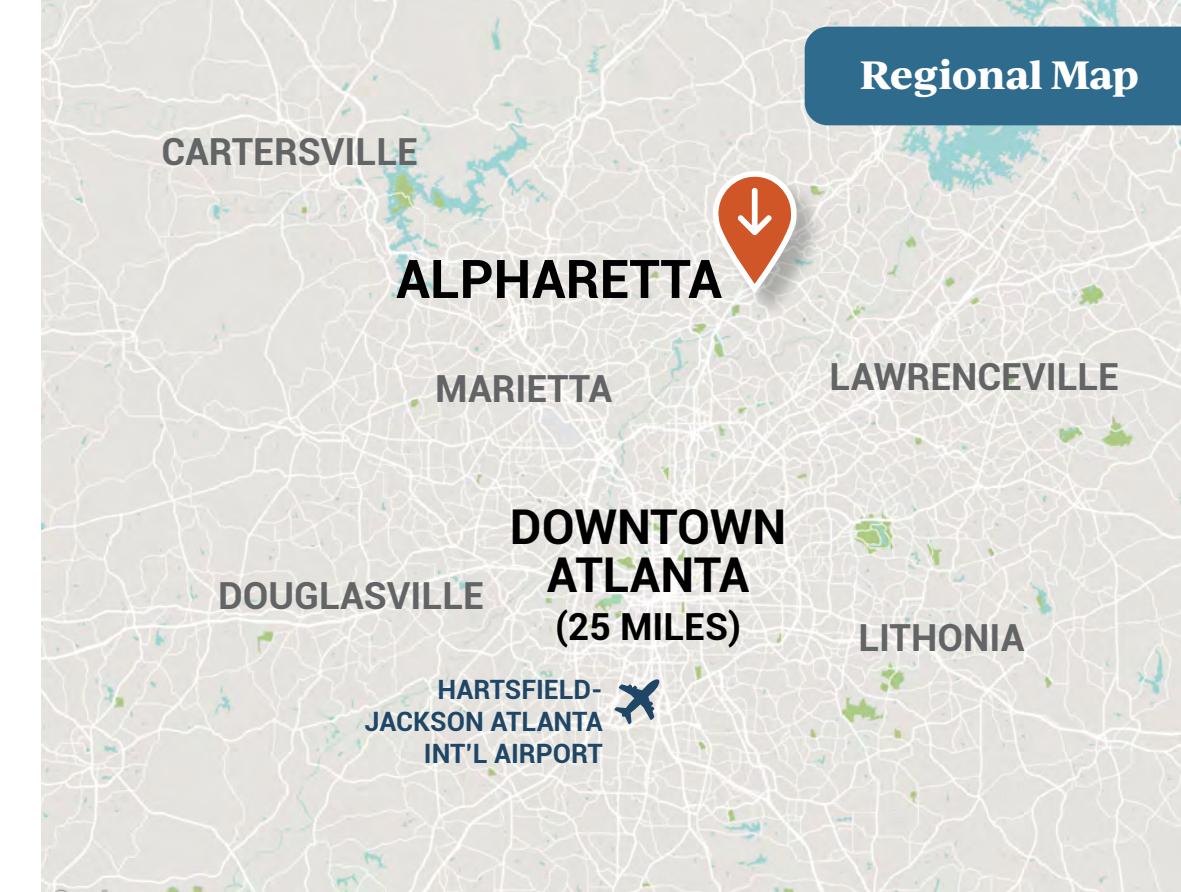
ATLANTA MSA
ESTIMATED POPULATION

\$525.8 B

ATLANTA MSA GDP



Regional Map





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