



# Pollo Campero

**Brand New Construction**  
**Absolute NNN Ground Lease**

11095 Magnolia Avenue  
Riverside, CA 92505





## RYAN GOMEZ

Executive Director

Capital Markets | Net Lease Group

Mobile: 858-822-9811

ryan.gomez@cushwake.com

CA Lic 01753933



## Pollo Campero

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**Pollo Campero**

11095 Magnolia Avenue  
Riverside, CA 92505

**Year Built:**

2024

**Land:**

0.7 Acres  
(30,491 SqFt)

**Bldg:**

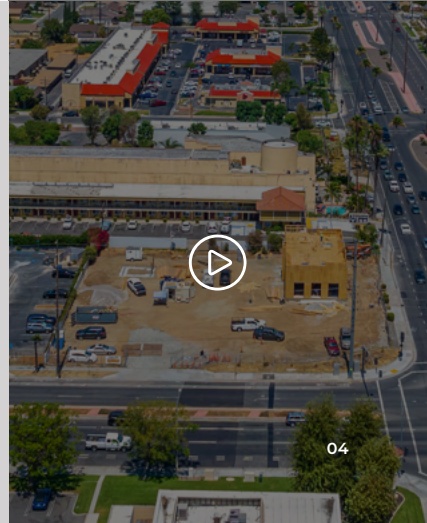
2,470 SqFt

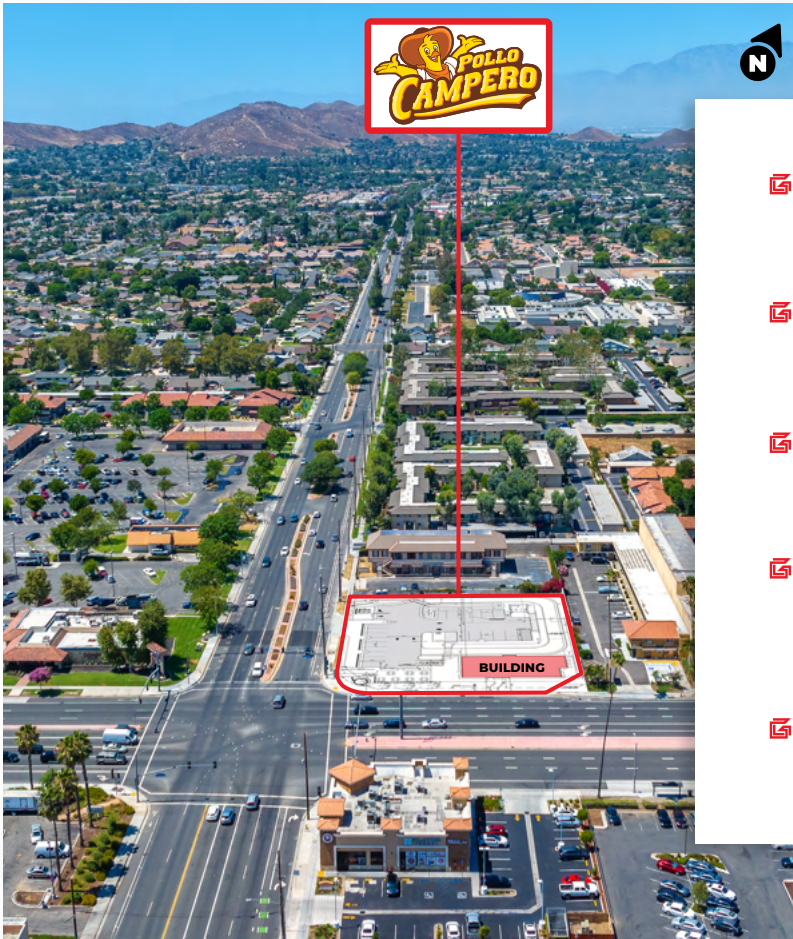


**GOMEZGROUP**

**Parking:**

28 Surface Spaces





- ❑ Brand New Construction, Tenant Scheduled for January 2025 Opening
- ❑ New 15 Year Absolute NNN Ground Lease with Four Renewal Options
- ❑ Excellent Visibility, Access, and Frontage in a Strong Retail Corridor
- ❑ Affluent Demographics with a Population of 132,900+ and Avg HHI of \$96,900+ in 3 Mile Radius
- ❑ Dominant Infill Location just off CA-91

- ❑ 0.7 Acres with Ample Parking and Drive-Thru
- ❑ Ideally Situated at a Hard Corner Traffic Light Intersection of Magnolia Ave and La Sierra Ave with 59,262 Combined VPD
- ❑ Several Hotels with Nearly 590 Rooms Combined in 2 Mile Radius
- ❑ Directly Across from La Sierra Plaza, a 72,780 SF Shopping Center with National and Local Retailers
- ❑ Close Proximity to Several National Retailers such as LA Fitness, El Pollo Loco , Raising Cane’s Chicken Fingers, Walgreens, McDonald’s, Jiffy Lube, Panda Express, and More
- ❑ Strategically Placed in a Dense Residential Area in 1 Mile Radius

[▶ WATCH PROPERTY VIDEO](#)



- Immediate Access to CA-91, a State Freeway with 215,000 VPD
- Less than 1 Mile from Galleria at Tyler, a 1.1MM+ SF Shopping Mall with 180+ Retailers and Over 4.3MM Annual Visits, per Placer.ai
- Nearby Several Shopping Malls such as Michael's Plaza, Tyler Street Plaza, Galleria at Tyler, Westgate Plaza, and More
- Less than 1.5 Miles from Target Anchored Shopping Center with National Retailers such as Kohl's, ULTA Beauty, Dollar Tree, PNC Bank, Bob's Discount Furniture and Mattress Store, and More
- Less than 0.5 Miles from Kaiser Permanente Riverside Medical Center, 4,000 Employees











**BUILDING**

**GALLERIA AT TYLER**  
1.4 MILES  
4.3MM ANNUAL VISITS PER PLACERAI

macy's  
JCPenney  
FOREVER 21  
SEPHORA  
Furniture City

five BELW  
Cakes & Creamery  
KAY JEWELERS  
H&M

DOLLAR TREE  
AMERICA'S TIRE  
PNC BANK  
BOB'S FURNITURE  
OLIVE GARDEN  
CITIBANK  
ALDI  
KING OF PINE  
BIR

TARGET  
KOHLS  
citibank

Habit  
ULTA

KAISER PERMANENTE  
MORE THAN 4,000 EMPLOYEES

AmericInn  
304 FT  
38 ROOM

LA FITNESS  
Red Lobster  
Cane's

**POLLO CAMPERO**  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

LA SIERRA PLAZA SHOPPING CENTER  
H&R BLOCK  
HomeStreet  
total by verizon  
cricnet  
GARDENAS  
Rodrigo's  
W

WESTGATE PLAZA  
0.2 MILES  
Pollo Loco  
ELEVEN  
curl FITNESS  
JACKSON HEWITT

HARBOR FREIGHT  
TOOLS FOR SCHOOLS  
Pep Boys

CASA SIERRA APARTMENTS  
0.4 MILES  
108 UNITS  
MISSION GARDEN APARTMENTS  
44 UNITS

THE MEADOWS APARTMENTS  
1 MILE  
120 UNITS  
EconoLodge  
305 FT  
42 ROOMS

Davita

PIZZA EXPRESS  
COLUMBIA KITCHEN

6  
0.2 MILES  
25 ROOMS  
6  
0.2 MILES  
96 ROOMS

METRO GATEWAY APARTMENT HOMES  
0.8 MILES  
187 UNITS

jiffylube

MAGNOLIA AVE (28,440 VPD)

RIVERSIDE FWY (215,000 VPD)

LA SIERRA AVE (30,822 VPD)

LA SIERRA AVE (30,822 VPD)

MAGNOLIA AVE (28,440 VPD)



METRO GATEWAY APARTMENT HOMES  
0.8 MILES 187 UNITS

Ralphs  
Chevron  
UPS  
Carls Jr.  
**JUICE IT UP!**  
SMOOTHIES • BOWLS • JUICES

DEPARTMENT OF PUBLIC SOCIAL SERVICES

6  
0.2 MILES  
25 ROOMS

6  
0.2 MILES  
96 ROOMS

Cane's  
CANDY APPETIZERS

NEXUS TOWN CENTER SHOPPING CENTER  
STATER BROS. **CVS** pharmacy  
PASTAL ANNEX  
Allstate's  
MEXICAN FOOD  
Jack  
In the box

jiffylube

Americinn  
304 FT  
38 ROOM

Econo Lodge  
305 FT  
42 ROOMS

Pollo Campero

PANDA EXPRESS  
CHINESE KITCHEN

ExtraSpace Storage

WESTGATE PLAZA  
Pollo Loco  
Pizzeria Palace  
ELEVEN  
curl FITNESS  
JACKSON HEWITT

HILLCREST HIGH SCHOOL  
1,638 ANNUAL STUDENTS

LA SIERRA PLAZA SHOPPING CENTER  
H&R BLOCK  
HomeStreet  
total by verizon cricket  
wireless Authorized Retailer  
CARDENAS  
Rodrigo's Mexican Grill  
Wendy's

THE PASEOS AT MAGNOLIA LUXURY APARTMENT HOMES  
0.9 MILES 168 UNITS

LA SIERRA APARTMENTS  
0.4 MILES  
35 UNITS

Davita

MAGNOLIA APARTMENTS  
0.6 MILES  
46 UNITS

CASA SIERRA APARTMENTS  
0.4 MILES  
108 UNITS

RIVERSIDE FWY (215,000 VPD)

91

RIVERSIDE FWY (215,000 VPD)

LA SIERRA AVE (30,822 VPD)

MAGNOLIA AVE (28,440 VPD)

MAGNOLIA AVE (28,440 VPD)

LA SIERRA AVE (30,822 VPD)

SIGNALIZED INTERSECTION

TACO BELL

KAISER PERMANENTE ADMINISTRATIVE OFFICE



1.6 MILES  
131 UNITS

La Sierra  
UNIVERSITY  
1.8 MILES  
\$2,300  
AVERAGE ANNUAL  
STUDENT ENROLLMENT

LA SIERRA PLAZA SHOPPING CENTER

H&R BLOCK  
HomeStreet  
total by Verizon  
cricket  
CARDENAS  
Rodriguez  
W



MICHAEL'S PLAZA  
1 MILE  
1MM ANNUAL VISITS PER PLACERAI

Michael's  
IHOP  
DAVID'S  
GameStop  
CHASE

GALLERIA AT TYLER  
1.4 MILES  
4.3MM ANNUAL VISITS PER PLACERAI

★ macy's  
JCPenney  
FOREVER 21  
SEPHORA  
Furniture City  
five BELOW  
The Macys Factory  
KAY JEWELERS  
H&M

1.6 MILES  
32 UNITS

WESTGATE PLAZA  
0.2 MILES

Pollo Loco  
ELEVEN  
curl FITNESS  
JACKSON HEWITT

\*\*\*  
Americinn  
304 FT  
38 ROOM

305 FT  
42 ROOMS

RIVERWALK LANDING  
APARTMENT HOMES  
0.9 MILES 58 UNITS

TYLER STREET PLAZA  
1.1 MILES

Durlington  
savers  
Wendy's  
BEST BUY  
5

COLLETT AVE

EXPRESS  
CAR WASH

THE 3900  
APARTMENT HOMES  
0.4 MILES 120 UNITS

LA SIERRA  
APARTMENTS  
0.4 MILES  
36 UNITS

MAGNOLIA  
APARTMENTS  
0.6 MILES  
46 UNITS

CASA SIERRA  
APARTMENTS  
0.4 MILES  
108 UNITS



SANDS  
MOTEL  
0.6 MILES  
47 ROOMS



Inn Suites  
0.5 MILES  
50 ROOMS

SUNSTONE PLACE  
APARTMENTS  
0.9 MILES 196 UNITS

Days Inn  
0.7 MILES  
68 ROOMS

PALM INN  
HOTEL  
0.8 MILES  
57 ROOMS

RIVERSIDE FWY (215,000 VPD)

MAGNOLIA AVE (28,440 VPD)

THE PASEOS AT  
MAGNOLIA LUXURY  
APARTMENT HOMES  
0.9 MILES 168 UNITS

HILLCREST  
HIGH SCHOOL  
\$1,638  
ANNUAL STUDENTS

NEXUS TOWN CENTER  
SHOPPING CENTER

STATER BROS  
POSTAL ANNEX  
CVS pharmacy  
MEXICAN FOOD  
Jack In the box

DEPARTMENT OF  
PUBLIC SOCIAL  
SERVICES



6  
0.2 MILES  
25 ROOMS

KAISER PERMANENTE  
MORE THAN  
4,000 EMPLOYEES

THE TERRACE  
APARTMENTS  
1 MILE 112 UNITS

RIVERSIDE FWY (215,000 VPD)

6  
0.2 MILES  
26 ROOMS



METRO GATEWAY  
APARTMENT HOMES  
0.8 MILES 187 UNITS

THE MEADOWS  
APARTMENTS  
1 MILE 120 UNITS



TYLER STREET (19,845 VPD)

CALIFORNIA AVE



TYLER STREET (19,845 VPD)

HUGHES ALLEY

DOLLAR TREE  
BOB'S FURNITURE  
AMERICA'S TIRE  
PNC BANK  
Starbucks  
ALDI  
Garden of Eatin'  
BR

TARGET  
KOHLS  
citibank  
Habitat for Humanity  
Panera  
ULTA

Ralph's  
Chevron  
ups  
Carl's Jr.  
JUICE IT UP!  
SMOOTHIES - BOWLS - JUICES





**Lease Type**  
**Absolute NNN Ground Lease**

**Lease Guarantor**  
**Pollo Campero Holding, LLC**

**Rent Commencement Date**  
**180 Days from Delivery**

**Lease Expiration Date**  
**15 Years from RCD**

**Term Remaining on Lease**  
**15 Years**

**Options**  
**Three 5-Year, One 4-Year & 11 Months**

**Increases**  
**10% Increase Every 5 Years**



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>Pollo Campero</b>	ABSOLUTE NNN GROUND LEASE	2,470	180 DAYS FROM DELIVERY	15 YEARS FROM RCD	\$245,000	\$99.19	269,500	6TH LEASE YEAR FROM RCD	THREE 5-YEAR, ONE 4-YEAR & 11 MONTHS

## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$20,416	\$245,000
	YEARS 6-10	\$22,458	\$269,500
	YEARS 11-15	\$24,704	\$296,450
	YEARS 16-20 (OPTION 1)	\$27,174	\$326,095
	YEARS 21-25 (OPTION 2)	\$29,892	\$358,704
	YEARS 26-30 (OPTION 3)	\$32,881	\$394,574
	YEARS 31-35 (4 YEARS & 11 MONTHS)	\$36,169	\$434,032

NOI  
\$245,000



Cap Rate  
5.50%



Price  
\$4,454,545



Price/ft Land  
\$146.09







Founded in 1971, Pollo Campero is a Guatemalan fast-food restaurant chain that specializes in flavorful chicken with a diverse menu including hand crafted sides inspired by the brand's roots in Latin America. The parent company of Pollo Campero, CMI (Corporación Multi Inversiones) Foods, celebrated its 100th location opening in the U.S. in April 2024, as part of its \$190MM commitment to growing the brand. Pollo Campero is committed to opening at least 25 new locations by the end of 2024 and plans to grow its footprint in the U.S. to 250 locations by the end of 2026. There are currently 100 locations in the United States and nearly 400 Pollo Campero locations in countries such as Honduras, Spain, Belize, Italy, El Salvador, and more. Pollo Campero restaurants in the U.S. are averaging close to \$2.8MM in annual sales with 16% of U.S. locations being franchised and the rest corporate-owned. CMI, the parent company, plans to invest a total of \$1.8B in expansion over the next three years and is expected to create more than 40,000+ jobs globally, fostering economic growth and infrastructure improvement. CMI owns three other fast-food chains with over 1,500 locations combined which includes Don Pollo, Pizza Siciliana, and Pollolandia.



**HEADQUARTERS**  
Dallas, TX



**2023 REVENUE**  
\$275MM



**LOCATIONS**  
100 in USA



**PARENT COMPANY**  
CMI - Corporación Multi Inversiones



## RIVERSIDE, CALIFORNIA

Riverside is a city in and the county seat of Riverside County, California with more than 336,000 residents. The city is known for its citrus industry and as the city of arts and innovation. The city has more than 100 city landmarks and 24 nationally registered historic sites. The city of Riverside is home to four colleges and universities such as University of California, Riverside City College, Cal Baptist University, and La Sierra University. Riverside is a rapidly growing city at the center of the Southern California region known as the “Inland Empire” and is currently the 11th largest city in California. Riverside is a focal point for tourism and major transportation links providing access to major highways, airports, commuter train stations, museums, shops, performing art centers, and places of entertainment. The largest industries include retail trade, educational services, and health care & social assistance. Top employers in the area include Kaiser Permanente, River Community Hospital, Cal Baptist University, Collins Aerospace Systems, Riverside Medical Clinic with 11,400+ employees combined.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1  
MILE

3  
MILE

5  
MILE

2023 Population	24,152	132,984	238,658
2028 Population Projection	24,056	132,471	237,407
Median Age	34.5	35	35.4
Bachelor's Degree or Higher	16%	17%	17%
U.S. Armed Forces	0	13	63

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

2023 Households	7,387	38,208	69,273
2028 Household Projection	7,357	38,106	68,976
Owner Occupied Households	3,521	22,496	41,397
Renter Occupied Households	3,835	15,611	27,579
Avg Household Size	3.2	3.4	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$248.9MM	\$1.4B	\$2.6B

► INCOME

**1**  
MILE

**3**  
MILE

**5**  
MILE

Average Household Income

\$88,811

\$96,999

\$98,437

Median Household Income

\$69,709

\$78,004

\$79,167

► HOUSING

Median Home Value

\$403,010

\$412,070

\$418,463

Median Year Built

1980

1981

1978



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CA Lic 01753933



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