



106 E Lake Mead Pkw | Henderson, NV
FOR SALE OFFERING MEMORANDUM



NEW CONSTRUCTION!
(Projected Completion Q2 2025)

STNL RAISING CANE'S ABSOLUTE NNN 15YR LEASE (Leasehold Ownership)

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Raising Cane's

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- Demographics

Exclusively Presented By



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OFFERING SUMMARY

PRICE	\$3,500,000
CAP RATE	5.00%
NOI	\$175,000
LANDLORD RESPONSIBILITIES	None
TENANT	Raising Cane's (Corporate)
LEASE TYPE	Absolute Triple Net (NNN)
LEASE TERM REMANING	15 Years
LOCATIONS	620+

PROPERTY SUMMARY

ADDRESS	106 E Lake Mead Pkw, Henderson, NV, 89015
COUNTY	Clark
APPROX. BUILDING SF	3,316
LAND ACRES	1.67
YEAR BUILT	2025
TRAFFIC COUNTS	+/- 46,000
ZONING TYPE	Downtown Mixed-Use (DX)
OWNERSHIP TYPE	Leasehold (+/-56 Years Remaining)





Investment Highlights (Leasehold Ownership)

- New Long Term (15 Year) Absolute Triple-Net (NNN) Ground Lease (Zero Landlord Obligations)
- 5 - (5 Year) Options to Renew the Lease Term.
- Starting Rent \$175,000/Year. 10% Rent Increases Every 5 Years
- Corporate Lease with \$2.4 Billion Company. Signed by corporate entity Raising Cane's Restaurants, L.L.C
- Brand New Construction, Projected Completion Q1 2024
- Leasehold Ownership

Area Experiencing Major Growth

- Near New Master Planned Community, Cadence, a 2,200-acre master-planned community in Henderson, which houses more than 3,400 families and, upon completion, will boast over 13,250 residential units.
- Multiple New Apartment Complexes (including The WaterMark - 155 Units, and A.G. Spanos Company Apartments in Cadence - 265 Units)

Tenant Highlights

- Ranked as #1 "Chain in Sales-Per-Unit Growth" and #2 "Overall Sales Per Unit" Among National Quick Service Restaurants (QSRs)
- Raising Cane's is one of the fastest-growing QSR chains in the U.S., the company has seen system sales more than triple in recent years, to \$1.5 billion, with average unit volumes topping out at more than \$3.5 million
- Equipped with a two-lane drive-thru which generate significantly higher sales and increase productivity



Location, Location, Location!

- Positioned at the Epicenter of Downtown Henderson's Major Retail & Traffic Corridor: Excellent Visibility at a Major Signalized Intersection.
- Daily Combined Traffic Counts Exceed +/- 46,000 Vehicles. Traffic Counts will soon surpass +/- 65,000 vehicles per day as under-construction adjacent communities reach completion.
- Minutes from US-95/I-11 (+/- 100,000 VPD) and I-215 Freeway (+/-150,000 VPD)

City of Henderson

- Henderson Crossing is located at the primary intersection in the #1 Fastest Growing Large City in America (2015-2020). Henderson, NV features a population of over 325,000 and is generally listed among the premiere communities in quality of life and safest of large cities.
- Read more about The City of Henderson at www.CityOfHenderson.com.



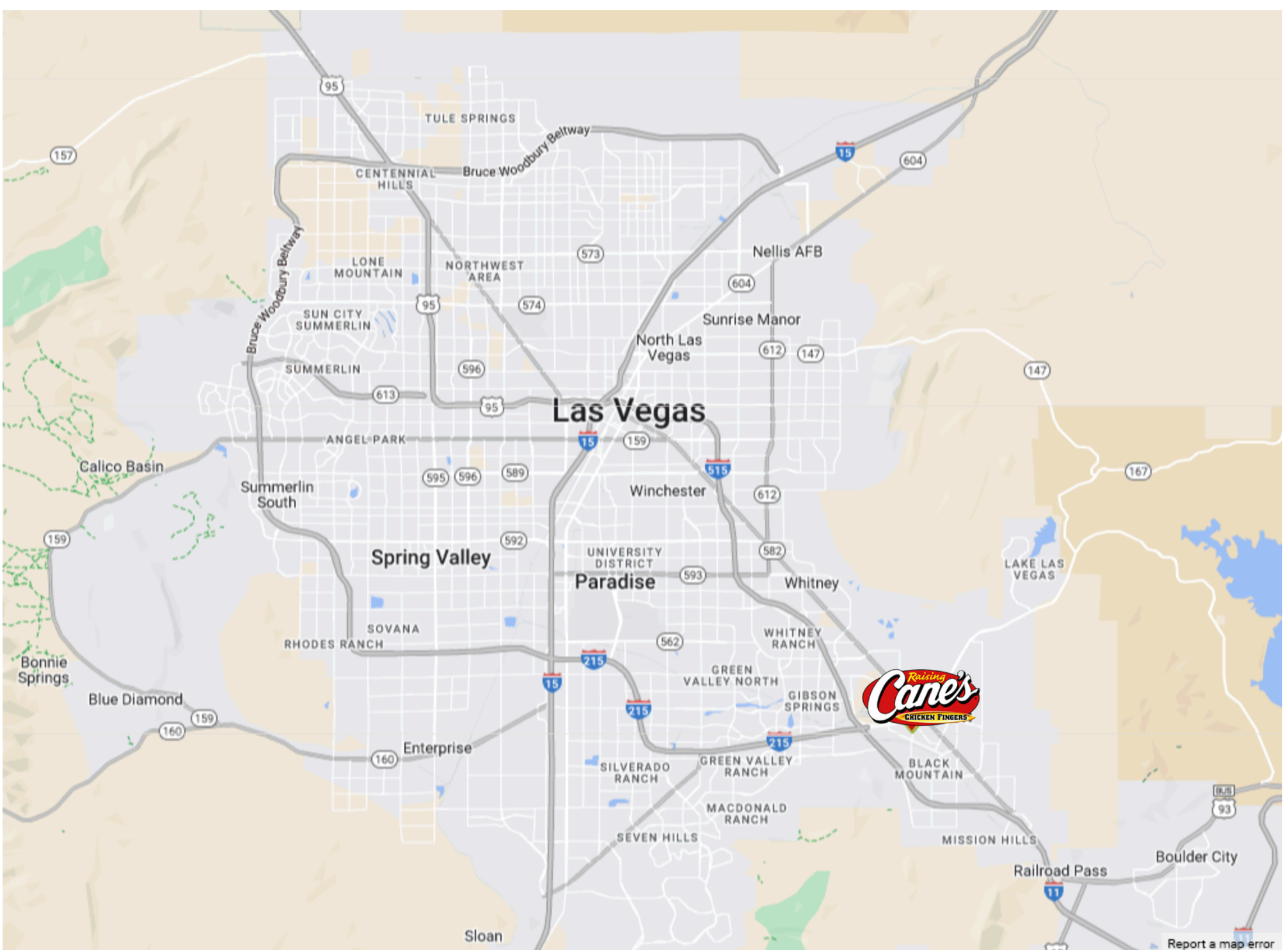
POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,660	92,247	204,535



AVERAGE HOUSEHOLD INCOME

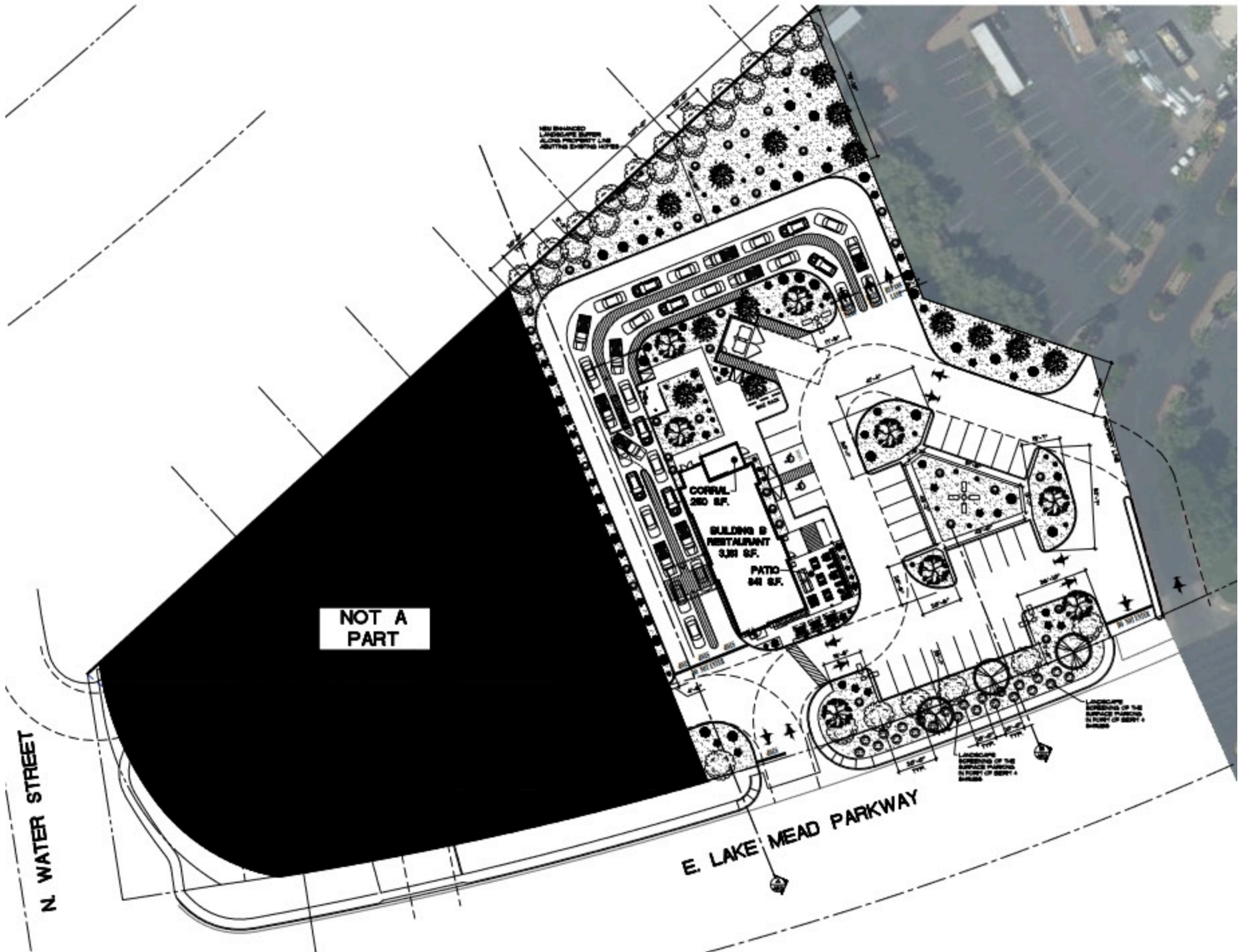
1.00 MILE	3.00 MILE	5.00 MILE
\$63,504	\$99,977	\$107,385





Better Buzz
COFFEE ROASTERS







HEADQUARTERS Baton Rouge, Louisiana

YEAR ESTABLISHED 1996

OWNERSHIP TYPE Private

WEB SITE www.raisingcanes.com

LOCATIONS 620+

GUARANTY CORPORATE



BRAND PROFILE



Founded by Todd Graves in 1996, RAISING CANE'S CHICKEN FINGERS has more than 600 restaurants in 31 states, Bahrain, Kuwait, Saudi Arabia and the United Arab Emirates with multiple new restaurants under construction. The company has ONE LOVE* - quality chicken finger meals- which includes the iconic "Cane's Sauce" that has been named the #1 sauce in the QSR industry. Raising Cane's is consistently recognized for being a great place to work – most recently earning them a spot on Glassdoor's "Best Places to Work" list, and Forbes' "America's Best Large Employers" list. Raising Cane's vision is to grow Restaurants, serving our Customers, all over the world and be the brand for quality chicken finger meals, a great Crew, cool Culture and active Community involvement.

LEASE ABSTRACT

TENANT	Raising Cane's (Corporate)
GUARANTOR	CORPORATE
LEASE TERM	15 Years
RENEWAL OPTIONS	5 (5 Year) Options to Renew
CURRENT RENT	\$175,000
RENT INCREASES	10% Every 5 Years
RIGHT OF FIRST REFUSAL	Yes

RENT SCHEDULE

YEAR 1-5	\$175,000/Year	\$14,583/Month
YEAR 6-10	\$192,500/Year	\$16,042/Month
YEAR 11-15	\$211,750/Year	\$17,646/Month
OPTION 1 (YEAR 16-20)	\$232,925/Year	\$19,410/Month
OPTION 2 (YEAR 21-25)	\$256,218/Year	\$21,352/Month
OPTION 3 (YEAR 26-30)	\$281,839/Year	\$23,487/Month
OPTION 4 (YEAR 31-35)	\$310,023/Year	\$25,835/Month
OPTION 5 (YEAR 36-40)	\$341,026/Year	\$28,419/Month

LEASE STRUCTURE

LEASE TYPE	Absolute Triple Net (NNN)
RENT COMMENCEMENT	Upon Certificate of Occupancy
ROOF & STRUCTURE	Tenant Responsibility
HVAC	Tenant Responsibility
PROPERTY TAXES	Tenant Responsibility
UTILITIES	Tenant Responsibility
INSURANCE	Tenant Responsibility



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,326	59,321	110,158
2010 Population	8,772	73,488	156,623
2022 Population	9,660	92,247	204,535
2027 Population	9,882	95,291	210,342
2022 African American	959	7,068	16,792
2022 American Indian	126	974	1,823
2022 Asian	374	6,048	17,094
2022 Hispanic	2,486	19,689	44,210
2022 Other Race	1,146	7,330	16,549
2022 White	5,762	57,250	121,331
2022 Multiracial	1,217	12,830	29,189
2022-2027: Population: Growth Rate	2.30 %	3.25 %	2.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	668	2,951	5,283
\$15,000-\$24,999	418	1,956	3,799
\$25,000-\$34,999	314	1,789	4,259
\$35,000-\$49,999	502	3,646	7,745
\$50,000-\$74,999	814	6,785	15,065
\$75,000-\$99,999	452	4,823	11,562
\$100,000-\$149,999	439	7,313	16,251
\$150,000-\$199,999	97	3,259	7,266
\$200,000 or greater	77	2,517	7,090
Median HH Income	\$49,543	\$76,539	\$80,154
Average HH Income	\$63,504	\$99,977	\$107,385

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,517	22,935	43,214
2010 Total Households	3,276	27,035	58,044
2022 Total Households	3,782	35,038	78,320
2027 Total Households	3,903	36,350	80,912
2022 Average Household Size	2.47	2.62	2.60
2000 Owner Occupied Housing	1,910	15,052	29,728
2000 Renter Occupied Housing	1,430	6,544	10,548
2022 Owner Occupied Housing	1,573	22,936	49,349
2022 Renter Occupied Housing	2,209	12,103	28,971
2022 Vacant Housing	214	1,549	4,268
2022 Total Housing	3,996	36,587	82,588
2027 Owner Occupied Housing	1,636	24,135	51,950
2027 Renter Occupied Housing	2,267	12,216	28,963
2027 Vacant Housing	212	1,583	4,317
2027 Total Housing	4,115	37,933	85,229
2022-2027: Households: Growth Rate	3.15 %	3.70 %	3.25 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	680	6,752	15,229
2022 Population Age 35-39	610	6,420	14,832
2022 Population Age 40-44	565	6,192	13,795
2022 Population Age 45-49	536	5,839	12,988
2022 Population Age 50-54	604	5,804	12,783
2022 Population Age 55-59	617	5,743	12,638
2022 Population Age 60-64	584	5,494	11,934
2022 Population Age 65-69	499	4,756	10,513
2022 Population Age 70-74	456	4,090	8,901
2022 Population Age 75-79	300	2,689	5,928
2022 Population Age 80-84	213	1,559	3,484
2022 Population Age 85+	169	1,239	2,760
2022 Population Age 18+	7,526	71,041	158,234
2022 Median Age	38	38	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,204	\$77,623	\$77,910
Average Household Income 25-34	\$67,969	\$98,493	\$100,697
Median Household Income 35-44	\$58,860	\$100,064	\$101,019
Average Household Income 35-44	\$75,485	\$121,008	\$126,783
Median Household Income 45-54	\$57,651	\$96,707	\$101,016
Average Household Income 45-54	\$74,306	\$118,468	\$127,575
Median Household Income 55-64	\$52,518	\$81,273	\$87,188
Average Household Income 55-64	\$69,429	\$105,526	\$116,379
Median Household Income 65-74	\$39,917	\$61,454	\$65,145
Average Household Income 65-74	\$55,723	\$83,566	\$92,094
Average Household Income 75+	\$37,784	\$57,121	\$65,462

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	726	7,493	16,518
2027 Population Age 35-39	649	7,248	15,924
2027 Population Age 40-44	587	6,331	14,501
2027 Population Age 45-49	551	5,880	13,100
2027 Population Age 50-54	504	5,331	11,909
2027 Population Age 55-59	574	5,439	12,017
2027 Population Age 60-64	583	5,246	11,516
2027 Population Age 65-69	536	4,918	10,856
2027 Population Age 70-74	460	4,162	9,250
2027 Population Age 75-79	393	3,233	7,303
2027 Population Age 80-84	240	2,004	4,486
2027 Population Age 85+	224	1,460	3,305
2027 Population Age 18+	7,644	72,995	162,503
2027 Median Age	38	38	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,744	\$91,398	\$89,191
Average Household Income 25-34	\$84,602	\$117,396	\$119,625
Median Household Income 35-44	\$74,402	\$109,772	\$110,774
Average Household Income 35-44	\$90,873	\$140,713	\$146,757
Median Household Income 45-54	\$72,571	\$109,336	\$111,571
Average Household Income 45-54	\$91,270	\$138,941	\$147,090
Median Household Income 55-64	\$65,699	\$100,914	\$103,982
Average Household Income 55-64	\$86,937	\$126,902	\$137,677
Median Household Income 65-74	\$53,186	\$79,624	\$83,547
Average Household Income 65-74	\$71,991	\$103,712	\$115,040
Average Household Income 75+	\$45,880	\$75,698	\$87,786

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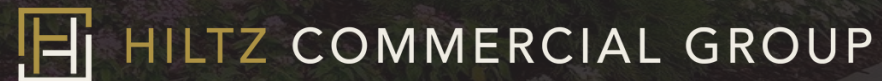
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