

Fee Simple Ground Lease Interest in

**CORPORATE RAISING CANE'S
RESTAURANT, FAIRFIELD, CA**

THE OFFERING

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- I am pleased to offer for sale the fee simple ground lease interest in a corporate Raising Cane's, located at Solano Town Center, Fairfield, California. The city of Fairfield is located 47-miles east of Downtown San Francisco
- Raising Cane's Restaurants, LLC (the "Tenant") is the corporate parent of the Raising Cane's chicken empire who has 749+ locations and ranked among the best and most profitable quick service restaurants.
- Address: 1360 Travis Blvd., Fairfield, CA 94533
- Contact Owner: Bac Tran 714-353-3870
Bactran92887@yahoo.com

INVESTMENT HIGHLIGHTS

- **CORPORATE GUARANTEE FROM ONE OF THE TOP QSR CHAINS**
 - Raising Cane's plans to open 100-plus restaurants in 2024, all of them in the U.S.
 - Raising Cane's peak revenue was \$1.5 billion in 2020 to \$3.1 billion in 2022. The fast casual is expected to reach \$10 billion in annual sales by the end of the decade
 - A typical Cane's now generates \$5.4 million in revenues per location, selling a highly limited menu of chicken tenders, fries, Texas Toast and beverages
 - System sales grew 31% last year and has more than tripled over the past five years. The chain now has more than 749 locations in 42 states
 - This Raising Cane's is equipped with the company's latest prototype design with it's new dual lane drive-thru, offering convenient and faster service
- **LONG TERM NET LEASE STRUCTURE WITH ZERO LANDLORD RESPONSIBILITY** • The Asset features approximately 15 years of primary lease term with zero landlord responsibility, offering a completely passive and long term investment opportunity
- • The Lease offers 10% rental escalations every five years with three, five year options and one (1) four(4) year renewal option

PROPERTY AND LEASE OVERVIEW

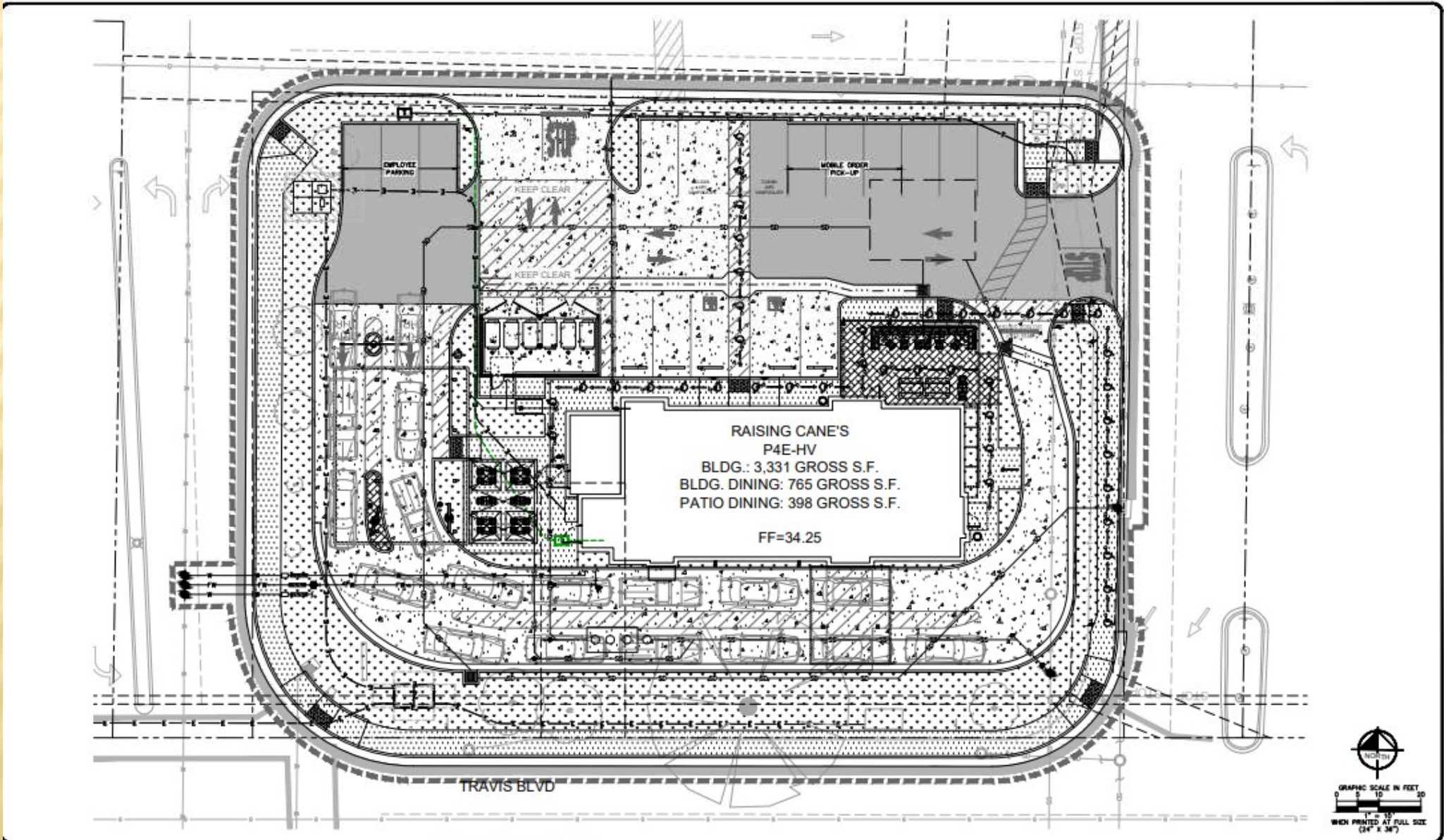
Price	\$3,000,000.00
Cap Rate	4.50%
Tenant	Raising Cane's Restaurants, LLC
Building Size	+/- 3,331 SQFT
Parcel Size	+/- 0.72 AC (APN: 0033-240-190)
Year Built (Under Construction)	2024
Ground Rent: Lease Years 1-5:	\$135,000.00 per year (currently paying full rents)
Lease Years 6-10:	\$148,500.00 per year
Lease Years 11-15:	\$163,350.00 per year
Ground Rent for Extension(s):	
Lease Years 16-20:	\$179,685.00 per year
Lease Years 21-25:	\$197,653.50 per year
Lease Years 26-30:	\$217,418.85 per year
Lease Years 32-34:	\$239,160.74 per year

LOCATION OVERVIEW



SITE PLAN

2115 57th



TITLE:

PROJECT:

LOCATION:

JOB NUMBER: 197445001

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"
1/8" = 1'-0"



2 SOUTH ELEVATION (DRIVE-THRU)
1/4" = 1'-0"
1/8" = 1'-0"

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS



1 WEST ELEVATION (REAR)
146'-00"
144'-00"



2 NORTH ELEVATION (DRIVE-THRU)
146'-00"
144'-00"

DISCLAIMER

DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.