



Pollo Campero

9045 Rosecrans Avenue
Bellflower, CA 90706
(Los Angeles MSA)





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Pollo Campero

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Pollo Campero

9045 Rosecrans Avenue
Bellflower, CA 90706

Year Built:

2024

Land:

0.64 Acres
(27,878 SqFt)

Bldg:

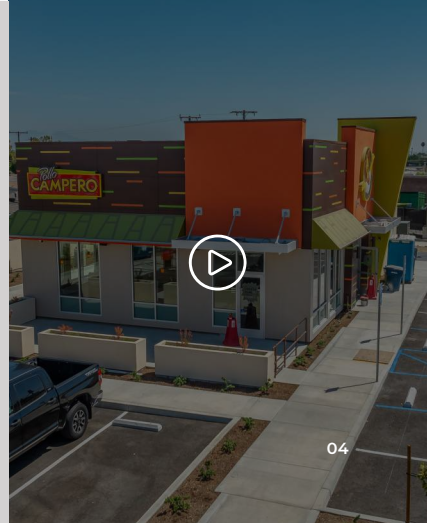
2,500 SqFt



GOMEZGROUP

Parking:

58 Surface Spaces





- 📍 Brand New 2024 Construction
- 📍 Site Opened September 2024
- 📍 New 15-Year Absolute NNN Ground Lease with Four Renewal Options
- 📍 Zero Landlord Responsibilities
- 📍 10% Rent Increases Every 5 Years
- 📍 Dominant Infill Location, Less Than 2 Miles off I-105 (+230,000 VPD)
- 📍 Excellent Visibility, Access, and Frontage on Rosecrans Avenue
- 📍 Affluent Demographics with HHI of +\$95,000 in 1 Mile Radius
- 📍 Population Expected to Increase by 2.75% in 2025

- 📍 0.64 Acre Lot with Ample Parking and Drive-Thru in Strong Retail Corridor

- 📍 Strategically Placed in an Extremely Dense Los Angeles Submarket with Population +760,000 in 5-Mile Radius

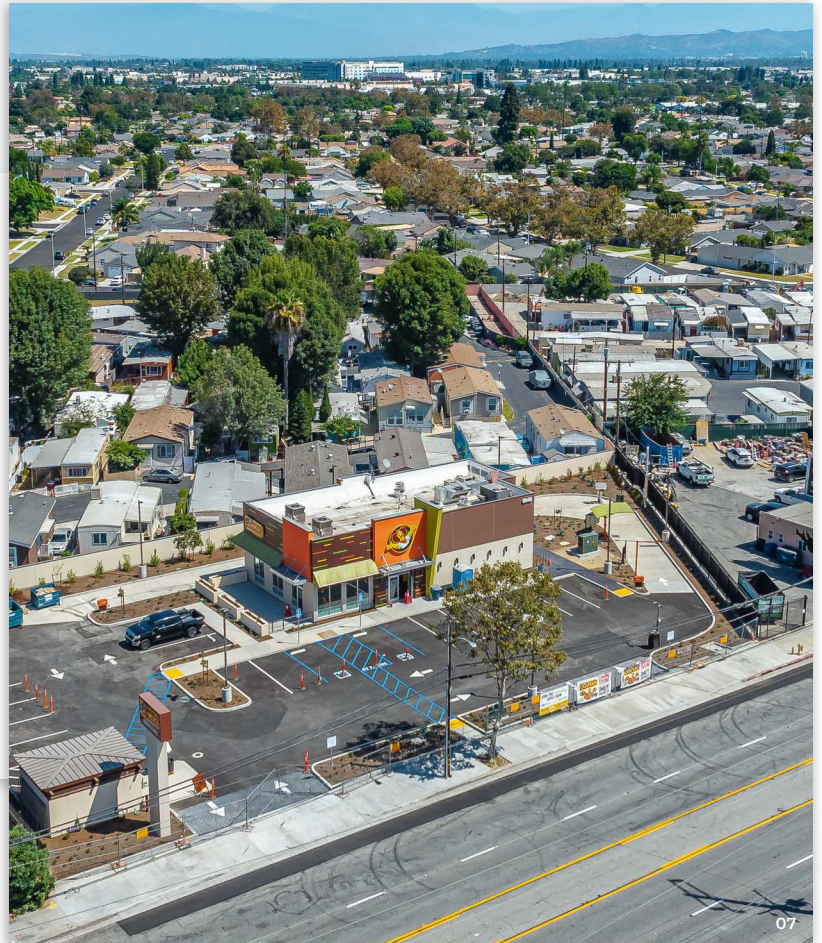
- 📍 Directly Adjacent to Walgreens and Several National Retailers such as The UPS Store, Family Tires, Chevron, Supercuts, Food 4 Less, Chase Bank, El Pollo Loco, McDonald's, Wendy's and More

- 📍 Less than 2 Miles from Kaiser Permanente's 2nd Largest Facility with ±5,585 Employees (Kaiser Permanente Downey Medical Center)

[▶ WATCH PROPERTY VIDEO](#)



- ❑ Several Hotels with Nearly 300 Rooms Combined in 2 Mile Radius
- ❑ Less than 2 Miles from Promenade at Downey, a 607,482 SF Shopping Mall and Downey Landing Shopping Center with 18.8MM Visits Combined per Year, per Placer.ai
- ❑ Less than 0.5 Miles from Walmart Anchored Paramount Towne Center, a Shopping Mall with National Retailers such as Planet Fitness, Carl's Jr, Sally Beauty, El Super, and More





Pollo CAMPERO

Pollo CAMPERO

DRIVE THRU









CINDERELLA MOBILE HOME PARK

PARAMOUNT TOWNE CENTER



GOLDEN PARK



S LAKEWOOD BLVD (38,000 VPD)

ROSECRANS AVE (21,100 VPD)

ROSECRANS AVE (21,100 VPD)

SIGNALIZED INTERSECTION

S LAKEWOOD BLVD (38,000 VPD)



DOWNEY LANDING SHOPPING CENTER
1.7 MILES



PROMENADE AT DOWNEY
1.7 MILES



CLARK AVE (13,800 VPD)

Walgreens



ROSECRANS AVE (21,100 VPD)

WEST COAST
(TIRES & AUTO CENTER)



Downey Landing Shopping Center
1.7 Miles



±5,585 Employees



230,000 VPD

LAKWOOD BLVD
38,000 VPD

Walgreens

POLLO CAMPERO

Family TIRES

21,100 VPD
ROSECRANS AVE



Walmart FLOOR DECOR
CHASE Burlington

Promenade at Downey
1.7 Miles

Target T.J. Maxx WSS
VANS Starbucks WELLS FARGO

DOLLAR TREE Auto Zone POPEYES

KAISER PERMANENTE MEDICAL OFFICES

BEST BUY ROSS Where Creativity Happens
Party City DSW DESIGNER SHOE WAREHOUSE
SEPHORA LAIFITNESS

Downey Landing Shopping Center
1.7 Miles

DEL TACO Denny's

BIG LOTS!

POLLO CAMPERO

Quantity TIRES

ROSECRANS AVE
21,100 VPD



Food 4 Less
WELLS FARGO
PRIMO
FRESHDEL

ORANGE GROVE
0.4 MILES
MOBILE HOME PARK

SUPERIOR DONUTS
SHRED NATIONS
ups
LEE'S SANDWICHES
Continental

STAFFING AGENCY

CAROUSEL CHILD CARE CENTER

SILVA FAMILY CHILD CARE



GOLDEN PARK

COLONIAL MOTEL
31 ROOMS



Walgreens
redbox.
BMO
WESTERN UNION



DOWNNEY AVE (16,421 VPD)

SLAKEWOOD BLVD (38,000 VPD)

CLARK AVE (13,800 VPD)

Deco familia

CHASE

total
KIMMY
Daily Juice & Bread

CHASE



BEST AUTO SOUND & TINT



SKYLARK
0.2 MILES
MOBILE HOME PARK



MANNY'S TIRES & WHEELS

KISHAN GUPTA



ROSECRANS AVE (21,100 VPD)

ROSELAKE MOBILODGE
371 FT

PARAMOUNT COMMUNITY HOSPITAL



SG Homecare



GES AUTO PART

DOWNNEY AVE (16,421 VPD)

SLAKEWOOD BLVD (38,000 VPD)

CLARK AVE (13,800 VPD)



ROSECRANS PLAZA
99c ONLY STORES
Little Caesars Pizza
BASKIN BR ROBBINS



Walmart

PARAMOUNT TOWN CENTER



SG Homecare



GES AUTO PART

West Coast Dental & Orthodontist

PARAMOUNT TOWN CENTER



West Coast WIGS & THINGS

SG Homecare



BP



CHAD INDUSTRIES

PRIMO
El Super
coinstar

PARAMOUNT TOWN CENTER

RIVERA AUTO BODY

West Coast WIGS & THINGS

SG Homecare



BP

BIG LOTS!



ALTAIR PARAMOUNT

PARAMOUNT TOWN CENTER

BELLFLOWER SELF-STORAGE

A-Z MARKETPLACE

BAR'G' INN
0.8 MILES
MOBILE HOME PARK

ROSSER ST



Lease Type
Absolute NNN Ground Lease

Lease Guarantor
Pollo Campero Holding, LLC

Rent Commencement Date
April 23, 2024

Lease Expiration Date
April 22, 2039

Term Remaining on Lease
±15 Years

Options
Four 5-Year

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
Pollo Campero	ABSOLUTE NNN GROUND LEASE	2,500	04/23/2024	04/22/2039	\$190,000	\$76	\$209,000	04/23/2029	FOUR 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	04/23/2024 – 04/22/2029	\$15,833	\$190,000
	04/23/2029 – 04/22/2034	\$17,416	\$209,000
	04/23/2034 – 04/22/2039	\$19,158	\$229,900
	04/23/2039 – 04/22/2044 (OPTION 1)	\$21,074	\$252,890
	04/23/2044 – 04/22/2049 (OPTION 2)	\$23,181	\$278,179
	04/23/2049 – 04/22/2054 (OPTION 3)	\$25,499	\$305,996
	04/23/2054 – 04/22/2059 (OPTION 4)	\$28,049	\$336,596

NOI
\$190,000 

Cap Rate
5.10% 

Price
\$3,725,500 

Price/ft Land
\$96.11 



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



BELLFLOWER, CALIFORNIA

Bellflower is a city located in southeast Los Angeles County, California and part of the Los Angeles metropolitan area. The city is conveniently placed between major highways such as I-105 and I-605. As a suburb of Los Angeles, Bellflower has a physical area of approximately 6 square miles with a population of $\pm 78,352$ residents and went from agriculture to a residential hub after being incorporated in 1957. The city is known for dairy products and its agriculture and for more than 100 years, it remained a Dutch enclave. Some of the key industries in the area are retail, healthcare, and manufacturing which play a vital role in the city's economy and overall economic health for the area. Situated near Bellflower are several educational institutions such as Cerritos College, Long Beach, and California State University. The city's largest employers include Taco Nazo, Kaiser Permanente Medical Group, George Chevrolet, City of Bellflower, and Tulaphorn Inc. (McDonald's franchisee) with over 1,100 employees combined. The city of Bellflower is an urban community that offers several retail and dining options with high-end boutiques, small shop keeps, and larger department stores.

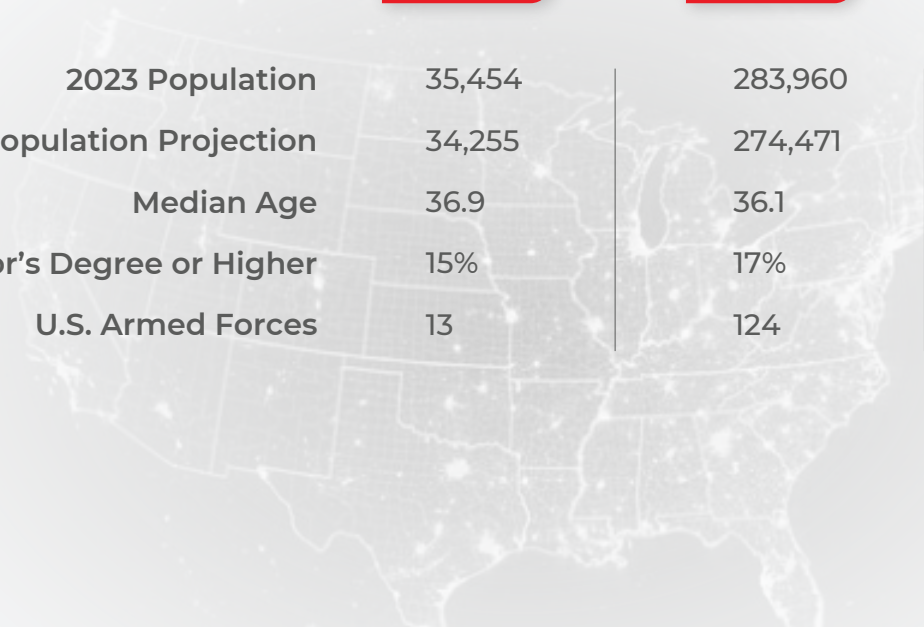
[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE



2023 Population	35,454	283,960	759,036
2028 Population Projection	34,255	274,471	729,311
Median Age	36.9	36.1	36.3
Bachelor's Degree or Higher	15%	17%	18%
U.S. Armed Forces	13	124	461

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2023 Households	9,880	81,464	214,044
2028 Household Projection	9,521	78,563	205,183
Owner Occupied Households	5,437	36,710	104,031
Renter Occupied Households	4,085	41,853	101,152
Avg Household Size	3.4	3.3	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$369.3MM	\$2.9B	\$7.6B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$94,927

\$90,987

\$92,395

Median Household Income

\$80,041

\$73,052

\$73,252

► HOUSING

Median Home Value

\$648,870

\$640,903

\$652,322

Median Year Built

1959

1960

1958



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