



GOMEZGROUP

Pollo Campero

**Brand New Construction
Absolute NNN Ground Lease**

11095 Magnolia Avenue
Riverside, CA 92505





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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:

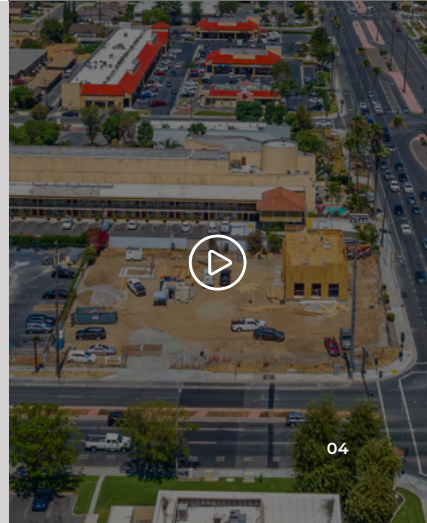
2,470 SqFt

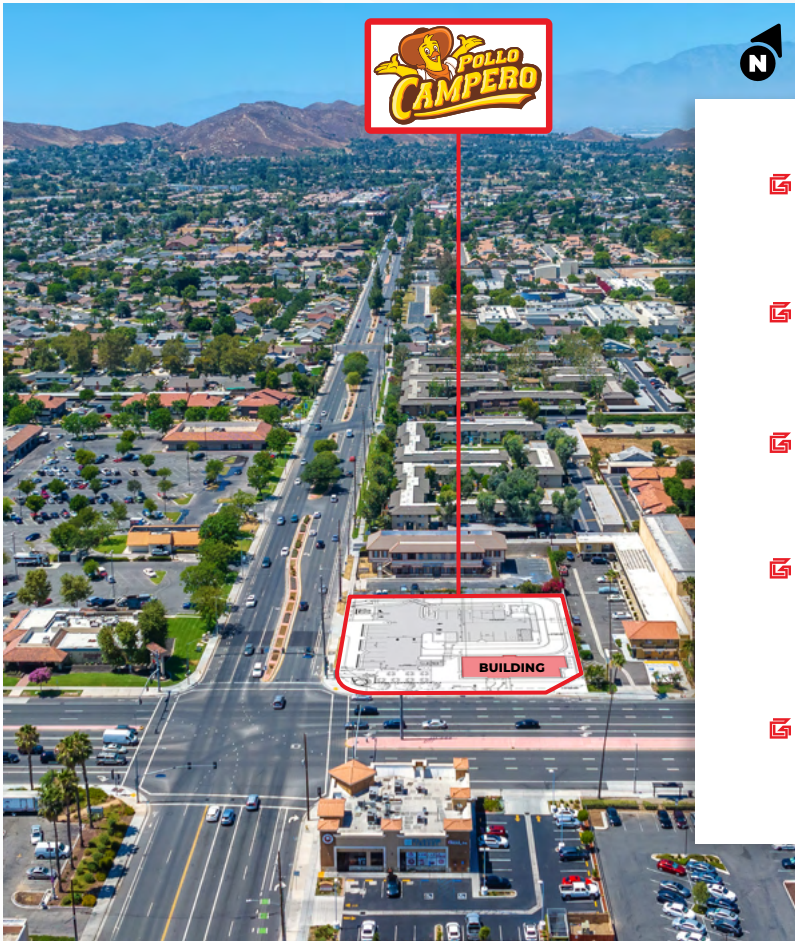


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Parking:

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
SINGLES KING
ALDI
BR

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

LA SIERRA PLAZA SHOPPING CENTER

H&R BLOCK
HomeStreet
total by verizon
cricket

CARDENAS
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

MAGNOLIA AVE (28,440 VPD)

LA SIERRA AVE (30,822 VPD)

RIVERSIDE FWY (215,000 VPD)

LA SIERRA AVE (30,822 VPD)

MAGNOLIA AVE (28,440 VPD)

THE MEADOWS APARTMENTS
1 MILE 120 UNITS

EconoLodge
305 FT
42 ROOMS

DEPARTMENT OF PUBLIC SOCIAL SERVICES

Davita

PIZZA EXPRESS
COLUMBIAN KITCHEN

6
0.2 MILES
25 ROOMS

6
0.2 MILES
96 ROOMS

METRO GATEWAY APARTMENT HOMES
0.8 MILES 187 UNITS

jiffylube



METRO GATEWAY APARTMENT HOMES
0.8 MILES 187 UNITS

Ralphs **Chevron** **UPS**
Carl's Jr.
JUICE IT UP!
SMOOTHIES • BOWLS • JUICES

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

Americinn
304 FT
38 ROOM

Pollo Campero

WESTGATE PLAZA
Pollo Loco **7-Eleven**
curl FITNESS
JACKSON HEWITT

LA SIERRA PLAZA SHOPPING CENTER
H&R BLOCK **CARDENAS**
HomeStreet **Rodrigo's**
total cricket **Verizon**
wireless Authorized Retailer

THE PASEOS AT MAGNOLIA LUXURY APARTMENT HOMES
0.9 MILES 168 UNITS

LA SIERRA APARTMENTS
0.4 MILES
36 UNITS

DEPARTMENT OF PUBLIC SOCIAL SERVICES

6
0.2 MILES
25 ROOMS

6
0.2 MILES
96 ROOMS

Cane's

jiffylube

Econo Lodge
305 FT
42 ROOMS

PANDA EXPRESS
CONVEYER KITCHEN

ExtraSpace Storage

HILLCREST HIGH SCHOOL
1,638 ANNUAL STUDENTS

Davita

RIVERSIDE FWY (215,000 VPD)

91

RIVERSIDE FWY (215,000 VPD)

LA SIERRA AVE (30,822 VPD)

CASA SIERRA APARTMENTS
0.4 MILES
108 UNITS

MAGNOLIA APARTMENTS
0.6 MILES
46 UNITS

MAGNOLIA AVE (28,440 VPD)

LA SIERRA AVE (30,822 VPD)

MAGNOLIA AVE (28,440 VPD)

SIGNALIZED INTERSECTION

TACO BELL

KAISER PERMANENTE ADMINISTRATIVE OFFICE

Starbucks ups Hampton Inn 76 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 CARDEAS HomeStreet total by Verizon cricket wireless

POLLO CAMPERO

MICHAEL'S PLAZA 1 MILE 1MM ANNUAL VISITS PER PLACERAI
Michael's ihop DAVIDS BRIDAL GameStop CHASE

GALLERIA AT TYLER 1.4 MILES 4.3MM ANNUAL VISITS PER PLACERAI
macy's five BELOW JCPenney FOREVER 21 SEPHORA Furniture City H&M



Carl's Jr. Chevron

WESTGATE PLAZA 0.2 MILES
Pollo Loco curl FITNESS JACKSON HEWITT ELEVEN

TYLER STREET PLAZA 1.1 MILES
Durlington savers BEST BUY Wendy's 5

Americinn 304 FT 38 ROOM
Econodge 305 FT 42 ROOMS

RIVERWALK LANDING APARTMENT HOMES 0.9 MILES 58 UNITS

Sunny Home 1.6 MILES 32 UNITS

COLLETT AVENUE

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

LA SIERRA AVENUE (50,822 VPD)

CASA SIERRA APARTMENTS 0.4 MILES 108 UNITS
Cane's TACO BELL

SANDS MOTEL 0.6 MILES 47 ROOMS

SUNSTONE PLACE APARTMENTS 0.9 MILES 196 UNITS
Days Inn

HARBOR FREIGHT TOOLS HOME STORES

PALM INN HOTEL 0.8 MILES 57 ROOMS

Inn Suites 0.5 MILES 50 ROOMS

Walgreens Pop Bays

RIVERSIDE FWY (215,000 VPD)
MAGNOLIA AVE (28,440 VPD)

THE PASEOS AT MAGNOLIA LUXURY APARTMENT HOMES 0.9 MILES 168 UNITS

DEPARTMENT OF PUBLIC SOCIAL SERVICES
jiffy lube LA FITNESS

MAGNOLIA AVE (28,440 VPD)

McDonald's

THE TERRACE APARTMENTS 1 MILE 112 UNITS

TYLER STREET (19,845 VPD)

CALIFORNIA AVENUE

HILLCREST HIGH SCHOOL \$1,638 ANNUAL STUDENTS

NEXUS TOWN CENTER SHOPPING CENTER
STERER BROS. CVS pharmacy POSTAL ANNEX MEXICAN FOOD Jack

6 0.2 MILES 25 ROOMS

KAISER PERMANENTE MORE THAN 4,000 EMPLOYEES

DOLLAR TREE BOB'S AMERICA'S TIRE PNC BANK

TARGET Kohl's citibank

TYLER STREET (19,845 VPD)

HUGHES ALLEY

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

6 0.2 MILES 26 ROOMS

Red Lobster

THE MEADOWS APARTMENTS 1 MILE 120 UNITS

BOOT BARN petco

METRO GATEWAY APARTMENT HOMES 0.8 MILES 187 UNITS

91

RIVERSIDE FWY (215,000 VPD)



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
Pollo Campero	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
5.00% %

Price
\$4,900,000 

Price/ft Land
\$160.70 



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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