

Representative Photo

Single Tenant - Absolute NNN Investment
Corp Guarantee - Southern California



RARE DRIVE-THRU | NEW 2018 CONSTRUCTION | 303 VISTA VILLAGE DRIVE, VISTA, CA 92083

OFFERING MEMORANDUM

CCP | REAL ESTATE
ADVISORS

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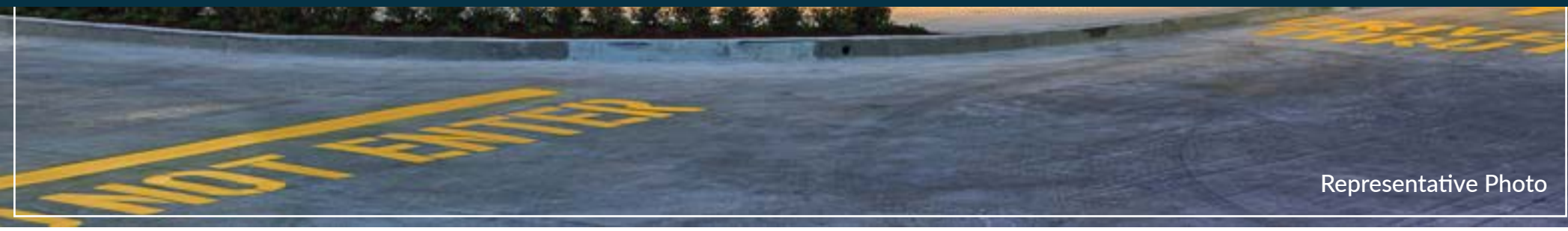
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SUBJECT PROPERTY



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Raising Cane's (Corp.) - Long Term Absolute NNN

CCP Real Estate Advisors is pleased to offer qualified investors this brand new (2018 Construction) fee simple absolute NNN asset operated and backed by a Raising Cane's corporate guarantee. This is a rare drive-thru investment located at the gateway to the City and entrance to Vista Village shopping center. Well positioned at 303 Vista Village Drive, this represents a unique opportunity to acquire a completely new, single tenant asset on a large parcel located in the heart of Vista, California.



PROPERTY ADDRESS

303 Vista Village Drive | Vista, CA 90283



Price

\$4,000,000

NOI

\$170,000



LOT SIZE

68,464 SF

Year Built

2018



GLA (Building)

3,832 SF

Cap Rate

4.25%



COUNTY

San Diego

Cap Rate Over Initial Term

4.69%



Brand New 2018 Construction - Rare Drive-Thru

- Tenant Trade Name - Raising Canes
- Initial Lease Term - Fifteen (15) Years
- Lease Type - Absolute Net Ground Lease
- Roof and Structure Responsibility - Tenant Responsibility
- Store Opened July 2018 with Record Sales. Excellent Rent to Sale Ratio (Inquire for Details)
- Increases - Ten Percent (10%) Every Five (5) Years
- Renewal Options - Three (3) Five (5) Year and One (1) Four (4) Year

PRICING & METRICS

OFFERING PRICE	\$4,000,000
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PRICE PSF	\$1,044.00
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OCCUPANCY	100.00%
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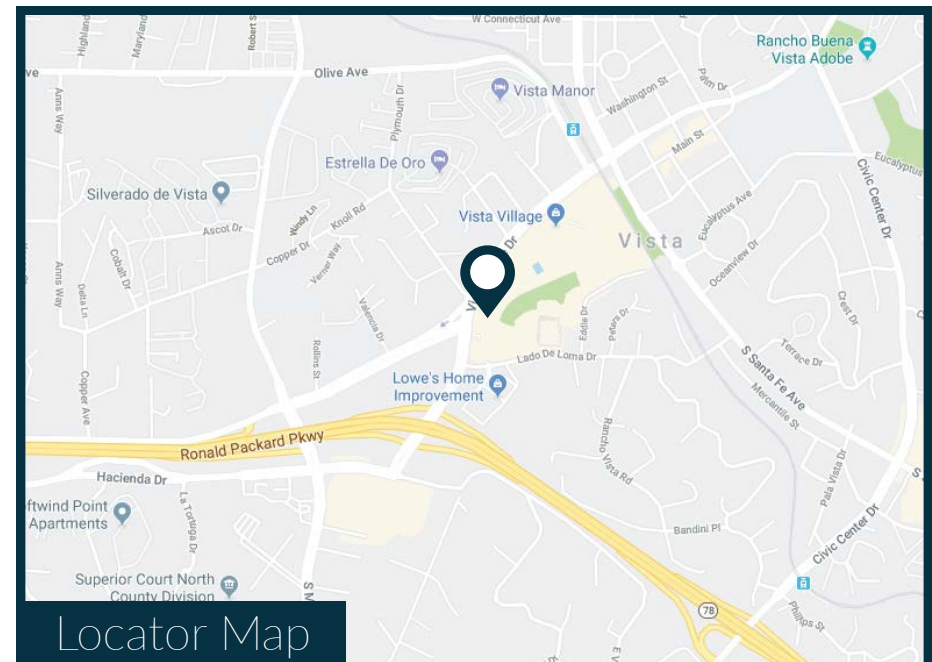
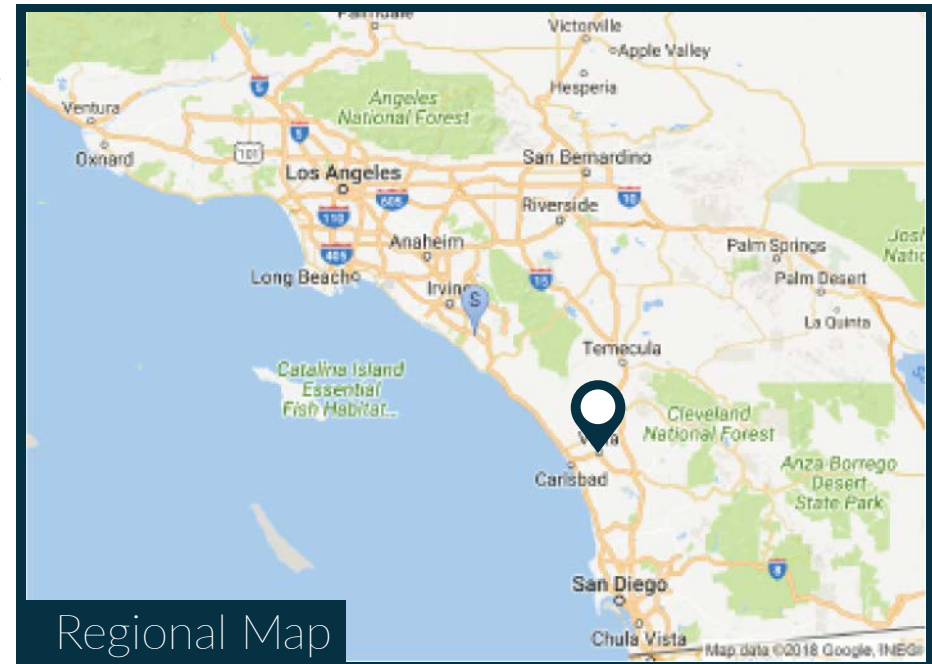
NOI (CURRENT)	\$170,000
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CAP RATE	4.25%
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Vista is a city in Southern California and is located in northwestern San Diego County. Vista is a medium-sized city within the San Diego - Carlsbad, CA Metropolitan Area and has a population of 101,659. Vista's sphere of influence also includes portions of unincorporated San Diego County to north and east, with a county island in the central west. Located just seven miles inland from the Pacific Ocean, it has a Mediterranean climate.

Vista has more than 25 educational institutions for youth, and a business park home to over 800 companies. Vista is well ranked in California for families, based on factors such as family life, recreational opportunities, education, health, safety, and affordability in a 2015 review.



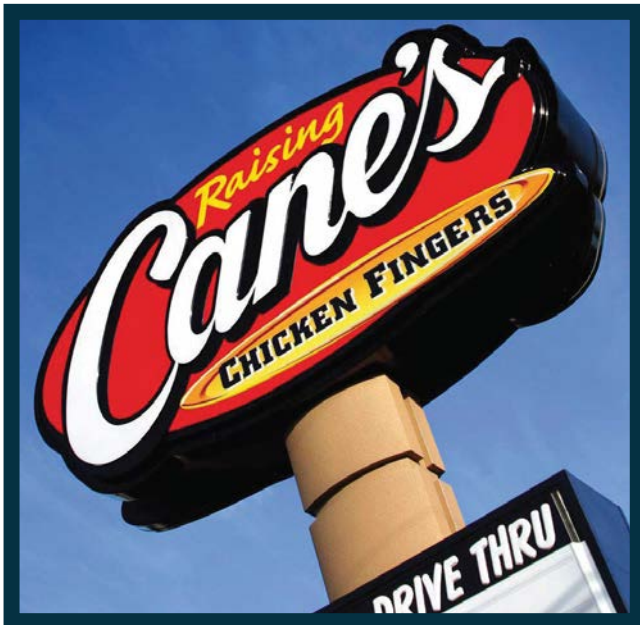


PROPERTY DESCRIPTION

Representative Photo

AMENITIES

- Rare Drive-Thru
- Brand New 2018 Construction
- Located within Vista Village with ample retailers such as Chipotle, Starbucks, Panda Express, Cold Stone Creamery, Panera Bread and more
- Absolute NNN Lease
- No Landlord Responsibility



ANNUALIZED OPERATING DATA



Years 1-5	\$170,000
Years 6-10	\$187,000 (10% Increase)
Years 11-15	\$205,700 (10% Increase)
Options 1-3	5 Years Each (10% Increase Each Option)
Option 4	4 Years (10% Increase)
Initial Base Rent	\$170,000







01 | SOUTHWEST ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND	
	DESCRIPTION
	STANDARD SKIM METAL ROOF: MATT BLACK
	METAL CAP FLASHING: MATT BLACK
	PRE-FAB METAL CANOPY: MATT BLACK
	ROOF SCUPPER AND DOWN SPOUT: MATT BLACK
	STAINLESS STEEL COVER PANEL
	STONE VENEER: EL DORADO "TURANGO" MOUNTAIN LIDGESTONE
	STUCCO FINISH: DRYVIT HONEY TWIST #383
	STUCCO FINISH: DRYVIT "SLICKEN" #449
	ALUMINUM STOREFRONT: KAYNEER TRIFAB 451 II ANODIZED
	PAINT TO MATCH: DRYVIT HONEY TWIST #383



Site
Raising Cane's
303 Vista Village Dr.
Vista, CA 92083
Store #RC331
Prototype 1 CA-HC

Sheet Number:

A04.1



02 | NORTHWEST ELEVATION
1/4" = 1'-0"



Store:
Raising Cane's
303 Vista Village Dr.
Vista, CA 92083
Store #RC331
Prototype 1 CA-HC

Sheet Number:

A04.2



01 | **NORTHEAST ELEVATION**
1/4" = 1'-0"



02 | **SOUTHEAST ELEVATION**
1/4" = 1'-0"

MATERIALS LEGEND	
	DESCRIPTION
	STANDING SEAM METAL ROOF MATTIE BLACK
	METAL CAP FLASHING MATTIE BLACK
	PINE FAS METAL CANOPY MATTIE BLACK
	ROOF SOFFIT AND DOWN SPOUT MATTIE BLACK
	STAINLESS STEEL COVER PANEL
	STONE VENEER ELDORADO "ELURANGO" MOUNTAIN LEDGESTONE
	STUCCO FINISH DRIYVIT HONEY TWIST #393
	STUCCO FINISH DRIYVIT BLACKBURN #440
	ALUMINUM STOREFRONT KAMMER ENKAS 451 1/2 ANODIZED
	PAINT TO MATCH DRIYVIT HONEY TWIST #393



TENANT

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Trade Name	Raising Cane's Restaurants, L.L.C.
Ownership	Private
# of Locations	320 +
Sales Volume	\$640 Million +
Headquarters	Baton Rouge, LA
Website	www.raisingcanes.com



ABOUT

Founded by Todd Graves in 1996 and named after his yellow Labrador, Raising Cane, the rapidly growing chain recently earned the distinction of being among the top 4 quick service restaurant chains in the nation in 2014, according to Sandelman & Associates Quick-Track study, based on food quality, customer service, cleanliness, and other important factors. Raising Cane's is renowned for its fresh, never frozen chicken fingers, its secret-recipe Cane's sauce, crinkle-cut fries, coleslaw, Texas toast, freshly brewed sweet tea and fresh-squeezed lemonade.

Originally based in Baton Rouge, Louisiana, the eatery opened its first restaurant in 1996 near the Louisiana State campus. In January 2009, the company opened a second restaurant support office in Plano, Texas after having a 235.6% growth in the year 2008. Raising Cane's is continually recognized for its unique business model and customer satisfaction which is to have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture, and active community involvement. There are now more than 320 restaurants in 23 states with multiple new restaurants under construction. Raising Cane's plans to have 600 restaurants opened by the end of 2020 producing \$1.5 billion in annual sales.

In 2016, Raising Cane's was rated the #1 Quick Service Restaurant Chain in the country (for the 5th consecutive year). In addition, Raising Cane's earned the following awards in the chicken chain category:

#1 Overall Rating
#1 Taste or Flavor of Food
#1 Quality of Ingredients

#1 Temperature of Food
#1 Accuracy in Filling Orders
#1 Convenience of Locations



**#1 Fastest Growing
Restaurant Chain
(2017)**



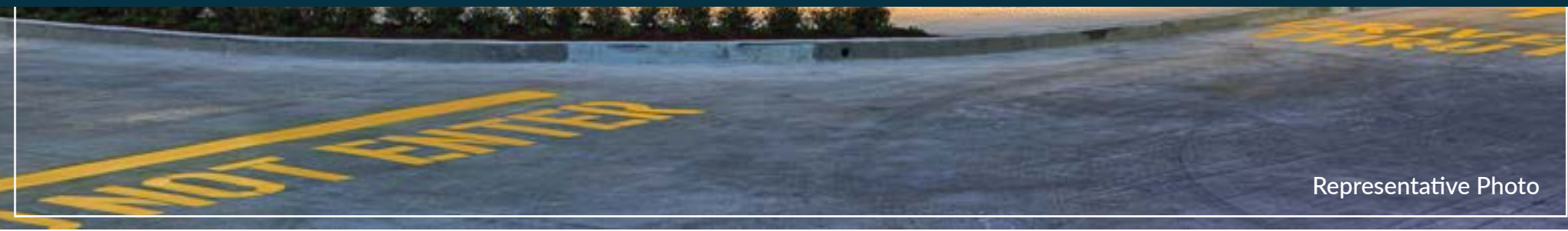
**#1 Fastest Growing
Restaurant Chain
(2017)**



**#1 Fastest Growing
Restaurant Chain
(2017)**



AREA INFORMATION



Representative Photo



2017 Summary	1 Mile	3 Mile	5 Mile
Population	26,002	147,851	261,291
Households	7,268	47,526	87,706
Families	5,322	34,171	62,539
Average Household Size	3.43	3.06	2.94
Owner Occupied Housing Units	3,022	36,900	52,279
Renter Occupied Housing Units	4,246	20,626	35,427
Median Age	29.7	34.3	35.7
Median Household Income	\$48,517	\$59,596	\$62,939
Average Household Income	\$64,820	\$79,628	\$85,137

2022 Summary	1 Mile	3 Mile	5 Mile
Population	27,097	154,543	273,265
Households	7,589	49,553	91,513
Families	5,547	35,615	65,251
Average Household Size	3.43	3.07	2.95
Owner Occupied Housing Units	3,117	27,780	54,164
Renter Occupied Housing Units	4,472	21,774	37,348
Median Age	31.1	35.8	36.9
Median Household Income	\$51,101	\$65,374	\$69,639
Average Household Income	\$73,268	\$89,474	\$96,006

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