

SINGLE TENANT

ABSOLUTE NNN
GROUND LEASE
INVESTMENT
OPPORTUNITY



WITH DRIVE-THRU

ONTARIO
CALIFORNIA





EXCLUSIVELY MARKETED BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN leased, corporate guaranteed, drive-thru equipped, Raising Cane's, investment property located in Ontario, CA. The tenant, Raising Cane's Restaurants, L.L.C., has recently executed a brand new 15 year ground lease with 3 (5-year) option periods to extend and 1 (4-year) option period to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities. The site was previously occupied by a Coco's restaurant for over 20 years before being redeveloped by Raising Cane's. The asset has high visibility and longterm identity as a restaurant within the community.

Raising Cane's is currently under construction and is slated to open in May, 2018 in a brand new, state-of-the-art building. Raising Cane's is situated at the signalized, hard corner intersection of N. Milliken Avenue and Mall Drive with a combined 50,200 vehicles passing by daily. In addition, the site is just 2 blocks off of Interstate 10 (247,000 VPD) with convenient on/off ramp access. The asset is an outparcel to Ontario Mills Mall (1,473,000 SF of retail space), California's largest outlet and value retail shopping destination, with anchor tenants including Marshalls, AMC Theaters, Burlington, Nordstrom Rack, and more. Raising Cane's is located in a dense retail corridor with nearby national/credit tenants including Kohl's, Ross, Target, Costco, Sam's Club, JoAnn's, Dollar Tree, PetSmart, Bed Bath & Beyond, T.J. Maxx, and more, further increasing consumer traffic and promoting crossover shopping in the trade area. Moreover, the site is approximately 3 miles from LA/Ontario International Airport (4,250,000 passengers a year). The 5-mile trade area is supported by over 282,000 residents with an average household income of \$84,500.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$5,625,000
NET OPERATING INCOME:	\$225,000
CAP RATE:	4.00%
GUARANTY:	Corporate
TENANT:	Raising Cane's Restaurants, L.L.C.
LEASE TYPE:	Absolute NNN (Ground Lease)
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	3,832 SF (est.)
LAND AREA:	1.52 Acres
PROPERTY ADDRESS:	4360 Mills Circle, Ontario, CA 91764
YEAR BUILT:	2018 (Under Construction)
PARCEL NUMBER:	238-014-21
OWNERSHIP:	Leased Fee (Land Ownership)



INVESTMENT HIGHLIGHTS

BRAND NEW 15-YEAR LEASE | CORPORATE GUARANTEED | RARE RENTAL INCREASES

- Raising Cane's recently executed a new 15-year, corporate guaranteed, ground lease
- The lease features 3 (5-year) options to extend and 1 (4-year) option to extend
- 10% rental increases every 5 years in the initial term and at the beginning of each option period

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | INTERSTATE 10

- Situated at the signalized, hard corner intersection of N. Milliken Avenue and Mall Drive with a combined 50,200 vehicles passing by daily
- Just 2 blocks off of Interstate 10 (247,000 VPD)
- Convenient location with nearby direct on/off-ramp access

OUTPARCEL TO ONTARIO MILLS MALL (1,473,000 SF)

- Outparcel to Ontario Mills Mall (1,473,000 SF of retail space) with anchor tenants including Marshalls, AMC Theaters, Burlington, Nordstrom Rack, and more
- California's largest outlet and value retail shopping destination
- More than 200 stores and 28 million annual visitors
- Raising Cane's benefits from crossover shopping and tenant synergy

DENSE RETAIL CORRIDOR | LA/ONTARIO INTERNATIONAL AIRPORT

- Located in a dense retail corridor with nearby national/credit tenants including Kohl's, Ross, Target, Costco, Sam's Club, JoAnn's, Dollar Tree, PetSmart, Bed Bath & Beyond, T.J. Maxx, and more
- Approximately 3 miles from LA/Ontario International Airport with passenger traffic over 4,250,000 a year
- Further increases consumer traffic to the trade area

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 282,000 residents and over 174,000 employees support the trade area
- \$84,500 average household income





PROPERTY OVERVIEW



ACCESS

Mills Circle: 1 Access Point
 N. Milliken Avenue: 1 Access Point



TRAFFIC COUNTS

N. Milliken Avenue: 38,600
 Mall Drive: 11,600
 San Bernardino Freeway / Interstate 10: 247,000



IMPROVEMENTS

There is approximately 3,832 SF (est.) of existing building area.



PARKING

There are approximately 59 parking spaces on the owned parcel.
 The parking ratio is approximately 15.40 stalls per 1,000 SF of leasable area.



YEAR BUILT

2018 (Under Construction)



PARCEL

Parcel Number: 238-014-21 Acres: 1.52 Square Feet: 66,234 SF



ZONING

SP: Specific Plan



usbank

ampm

38,600
CARS PER DAY

Mills 76
Circle

Mall Drive



Cane's
CHICKEN FINGERS

Mills Circle

ONTARIO MILLS MALL
(1,473,000 SF OF RETAIL SPACE)

11,600
CARS PER DAY

Chevron

N. Milliken Avenue

LA BOY
Live life comfortably

4,600
CARS PER DAY

AYRES HOTELS

HOOTERS

BIG CATCH
SEAFOOD MARKET

Denny's

Jack
in the box





Village on the Green Apartments (264 Units)

Reserve at Empire Lakes Apartments (467 Units)

Ironwood at Empire Lakes Apartments (21 Units)



Vintage Apartments (300 Units)

Camden Landmark Apartments (469 Units)

Mills Circle

ONTARIO MILLS (1,473,000 SF)

Industrial



4,600 CARS PER DAY



Citizens Business Bank Arena



Ontario Airport Hotel & Conference Center

Platt College Ontario



National University



Interstate 10

MERCEDES-BENZ OF ONTARIO



247,000 CARS PER DAY

Interstate 15



198,000 CARS PER DAY



N. Milliken Avenue



38,600 CARS PER DAY





MALL DR. - 11,600 VPD

N MILLIKEN AVE. - 38,600 VPD

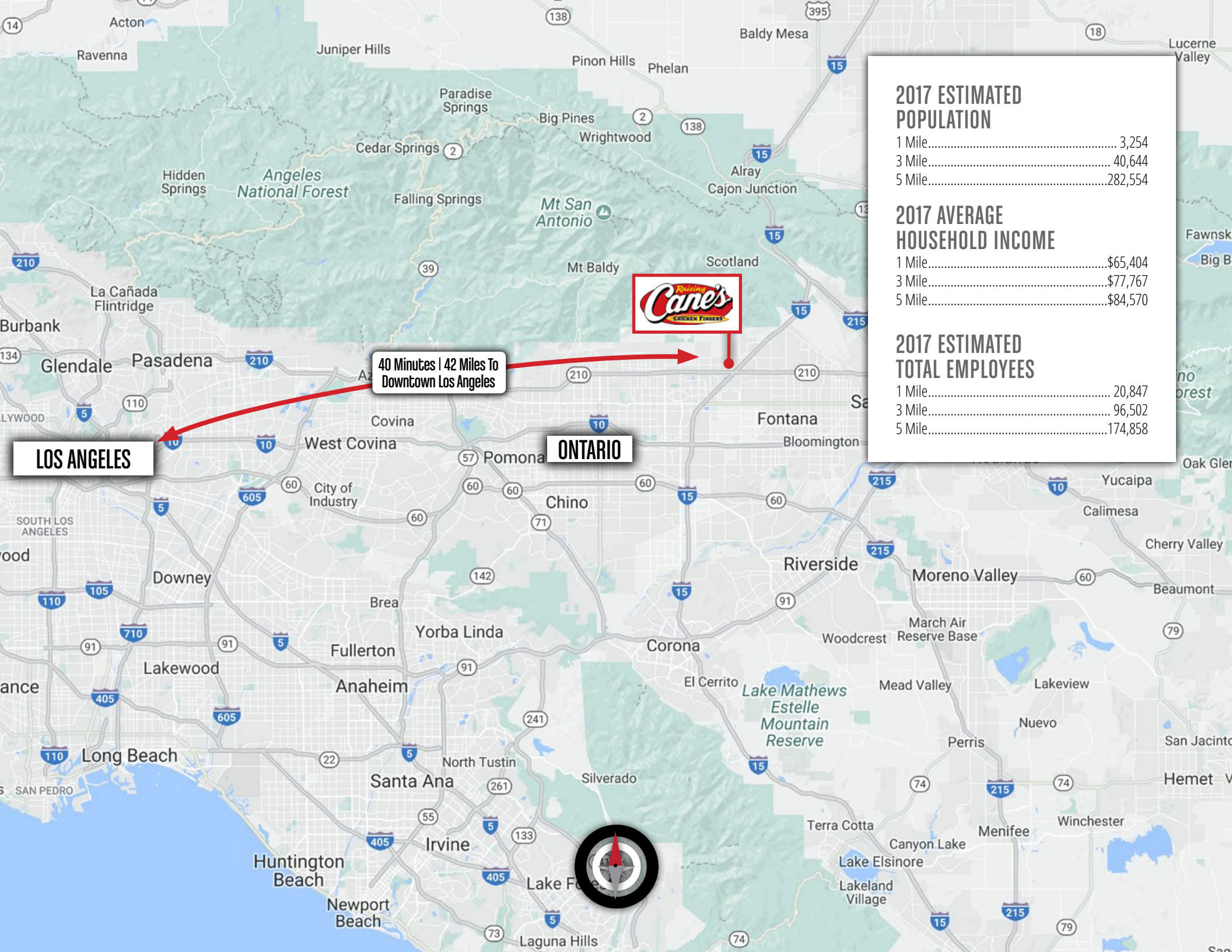
MILLS CIR.

MONUMENT SIGN



L A Z BOY®
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40 Minutes | 42 Miles To
Downtown Los Angeles

LOS ANGELES

ONTARIO

2017 ESTIMATED POPULATION

1 Mile.....	3,254
3 Mile.....	40,644
5 Mile.....	282,554

2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$65,404
3 Mile.....	\$77,767
5 Mile.....	\$84,570

2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	20,847
3 Mile.....	96,502
5 Mile.....	174,858



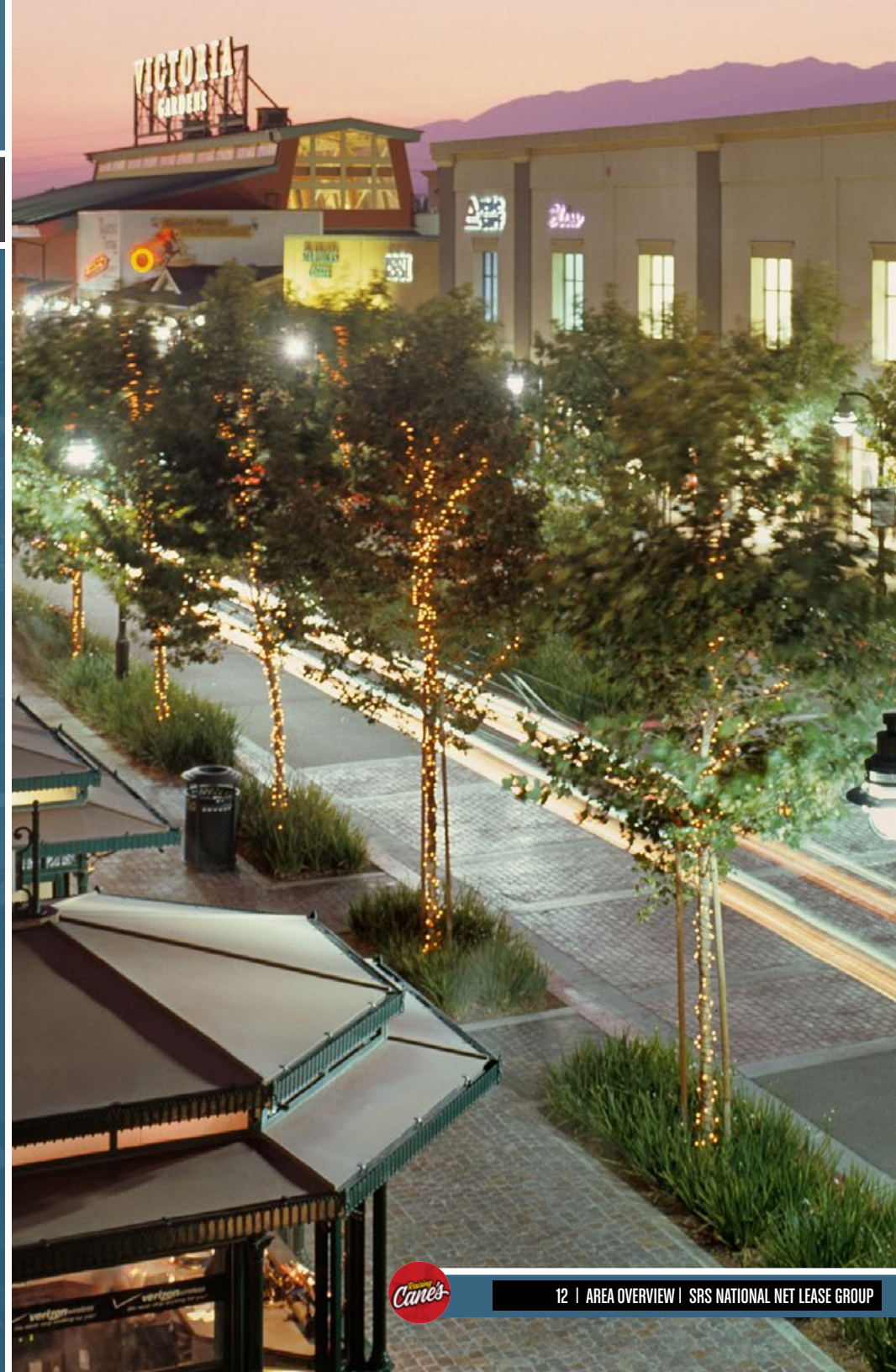
AREA OVERVIEW OF ONTARIO

Ontario is a city located in San Bernardino County, California, United States, 35 miles east of downtown Los Angeles. Located in the western part of the Inland Empire region, it lies just east of the Los Angeles county line and is bordered on the South by Orange County and Riverside County. The City of Ontario had a population of 172,766 as of July 1, 2017.

The City of Ontario is about 50 miles from the beach communities of Santa Monica, Venice and Manhattan Beach. Ontario is less than 90 minutes from world-class surfing in Malibu and the world-famous zoo in San Diego and is only a three-hour jaunt to the flashing lights and nonstop action of the Las Vegas Strip. Ontario is one of the major cities in California's Inland Empire, a region of sun-kissed valleys and rolling hills that was once home to vineyards, citrus groves and grazing pastures. Today, the Inland Empire is home to more than 4 million people and is a hub of industry and transportation. Ontario is surrounded by the cities of Rancho Cucamonga, Corona, Riverside and many others.

Although Ontario is close to all that Southern California has to offer, there's no need to leave the City to find what you're looking for. The City is home to Ontario Mills, California's largest indoor outlet mall that boasts more than 200 shops and factory outlet stores by retailers such as Nordstrom, Saks Fifth Avenue and Neiman Marcus, as well as a 30-screen AMC movie theater. Ontario is also home to the Citizens Business Bank Arena, which opened in 2008. The arena is the Inland Empire's premier event center and hosts big-name bands and musical performers, family acts and events, and professional sports games. Catch an Ontario Reign hockey game, an Ontario Fury soccer match or a Los Angeles Lakers game at the 11,000-seat arena.

The Ontario International Airport is just minutes from downtown and is the 15th busiest airport in the nation measured by air cargo. Major airlines such as American, Delta, United and Southwest offer daily passenger service through the airport, and plans are in place to add a third terminal as traffic continues to increase. The City also handles the mass of freight transport – via both rail and road – from the ports of Los Angeles and Long Beach to the rest of America. Three major interstates crisscross the City and the surrounding area: I-15 from San Diego to Las Vegas and beyond; I-10 from Los Angeles to Phoenix; as well as State Route 60 for easy regional access. Every day, companies in the retail, technology, manufacturing and distribution sectors choose Ontario as their base of operations. Mag Instruments Inc., Toyota North America, Cardinal Health, Nordstrom, AEG and Uline are just a few of the many companies that have chosen to invest here.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	3,254	40,644	282,554
2022 Projected Population	3,383	42,897	293,445
2010 Census Population	3,052	36,652	267,237
2017 Estimated Households	1,657	14,256	83,979
2022 Projected Households	1,715	14,990	86,921
2010 Census Households	1,567	12,897	79,916
2017 Estimated White	40.50%	45.70%	51.20%
2017 Estimated Black or African American	17.20%	15.00%	8.90%
2017 Estimated Asian or Pacific Islander	11.40%	12.20%	8.90%
2017 Estimated American Indian or Native Alaskan	0.60%	0.70%	0.80%
2017 Estimated Other Races	23.50%	20.00%	24.20%
2017 Estimated Hispanic	44.00%	46.30%	57.60%
2017 Estimated Average Household Income	\$65,404	\$77,767	\$84,570
2017 Estimated Median Household Income	\$57,249	\$61,390	\$66,790
2017 Estimated Per Capita Income	\$28,681	\$26,974	\$25,287
2017 Estimated Total Businesses	1,175	5,788	11,736
2017 Estimated Total Employees	20,847	96,502	174,858



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			RECOVERY TYPE	OPTIONS	
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY			
Raising Cane's Restaurants, LLC (Corporate Guaranty)	3,832 (est.)	Year 1	Year 15	Year 1	-	\$18,750	\$4.89	\$225,000	\$58.72	Absolute NNN (Ground Lease)	3 (5-Year) & 1 (4-Year) 10% Incr. at beg. of each option
				Year 6	10%	\$20,625	\$5.38	\$247,500	\$64.59		
				Year 11	10%	\$22,687	\$5.92	\$272,250	\$71.05		

FINANCIAL INFORMATION

Price:\$5,625,000
 Net Operating Income:\$225,000
 Cap Rate:4.00%
 Lease Type:Absolute NNN (Ground Lease)

PROPERTY SPECIFICATIONS

Year Built:2018
 Rentable Area:3,832 SF (est.)
 Land Area:1.52 Acres
 Address:4360 Mills Circle, Ontario, CA 91764





BRAND PROFILE

RAISING CANE'S CHICKEN FINGERS

Raising Cane's Restaurants, L.L.C. owns and operates a chain of restaurants. Founded by Todd Graves in 1996 in Baton Rouge, LA, Raising Cane's Chicken Fingers has more than 360 restaurants in 23 states with multiple new restaurants under construction. The company has One Love-quality chicken finger meals and is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision 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.

Company Type: Private
Locations: 360+
Website: www.raisingcanes.com





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



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EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

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