

FOR SALE El Pollo Loco Ground Lease



Ground Lease - Corporate Guaranteed - NASDAQ-LOCO

3,390,214
Price

12.7 Years
Remaining

12% Increases
Every 5 Years

LL Responsibility
None

El Pollo Loco-Single Tenant NNN Ground Lease

8428 Calvine Road, Elk Grove, CA/Sacramento County



- Current NOI \$111,538
- Extrapolated NOI \$118,657
- Pure NNN Ground Lease/no landlord responsibilities
- Long-term corporate lease with 12% rental increases every 60 months
- 12% above market, inflationary hedge rental increases
- Almost 13 years remaining on original 20 year lease
- Two (2) ten (10) year options remaining
- 3.50% Cap Rate based on prorata increases accrued through 1/31/22
- Out-parcel to 300,000 SF super regional shopping center
- Extraordinary high barrier to entry location
- 85,500+ CPD intersection
- Direct frontage on Elk Grove Florin with seven access points
- 0.85 acre parcel with ample parking spaces for customers
- Pandemic resistant healthy fast food use with drive-thru
- 2014 construction
- Fee simple ownership-debt free
- 1.25% commission to procuring broker



ELK GROVE, CA

CALVINE POINTE

SHOPPING CENTER

SWC Calvin & Elk Grove Florin Roads

FOR SALE

\$3,390,214

**1.25% COMMISSION
to procuring broker**

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