



RAISING CANE'S

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RDO
INVESTMENTS



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP & RDO INVESTMENTS AGENT OR FOR MORE DETAILS. ALL NEGOTIATIONS IN THIS STATE OR WITH PEOPLE WHO OWN PROPERTY IN THIS STATE ARE CONDUCTED THROUGH THE AZ BROKER.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group & RDO Investments has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Situated in Area's Major Thoroughfare** - Ensuring high visibility and easy access with over 80,000 cars per day at the Indian School Rd and 51st Ave intersection.
- **Proximate to Grand Canyon University** - 25,000+ students on campus.
- **Phoenix MSA** - No. 18 best performing U.S. City according to the Milken Institute Report, 2023.
- **Strong Retail Corridor** - Adjacent to a top 10% performing Walmart Supercenter in the U.S. with nearby retailers including: Ace Hardware, Dollar Tree, Walgreens, and Many More National Tenants.
- **Situated Near Traffic Drivers** - Directly across the street from American Family Fields of Phoenix Baseball Park, Milwaukee Brewers spring training field with 7,000+ seats.
- **Hedge Against Inflation** - 10% every 5 years, including option periods.
- **Dense Surrounding Population** - 486,891 residents within a 5-mile radius.
- **Ground Lease** - No Landlord responsibilities creating a truly passive investment.
- **Large Acreage Parcel** - 1.70 Acre parcel.
- **Corporate Guarantee** - Corporately guaranteed lease by Raising Canes Restaurants, LLC with over 850 locations.

5 | OFFERING SUMMARY

| | |
|-------------|-------------|
| LIST PRICE: | \$4,113,000 |
| CAP RATE: | 4.45% |

| | |
|-----------------|----------------------|
| NOI: | \$183,000 |
| LEASE START: | 05/01/2021 |
| LEASE END: | 05/31/2036 |
| TERM REMAINING: | 10+ Years |
| OPTIONS: | Five, 5 Year Options |
| BUILDING SIZE: | 3,580 Square Feet |
| LOT SIZE: | 1.70 Acres |
| YEAR BUILT: | 2021 |
| LEASE TYPE: | Ground Lease |
| GUARANTOR: | Corporate |
| TENANCY: | Single-Tenant |
| OWNERSHIP: | Fee Simple |







| | |
|----------------------|---------------------------------------------------------------------------|
| Company: | Raising Cane's Chicken Fingers |
| Year Founded: | 1996 |
| Locations: | 850+ |
| Annual Sales (2023): | \$3.3 Billion |
| Website: | https://www.raisingcanes.com/ |
| Headquarters: | Plano, Texas |
| Guarantor: | Corporate |

Raising Cane’s was founded in 1996 in Baton Rouge, Louisiana, with a simple mission: to serve high-quality chicken finger meals with speed, friendliness, and a commitment to excellence. Since then, it has grown into one of the fastest-growing restaurant chains in the U.S., known for its singular focus on fresh, never-frozen chicken fingers.

With over 850 locations across the U.S. and internationally, Raising Cane’s has built a loyal following by emphasizing quality ingredients, community involvement, and an energetic culture rooted in customer service and employee development.

Learn more about Raising Cane’s at www.raisingcanes.com.

LOCATION INFORMATION



DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|-------------------------|----------|----------|----------|
| POPULATION | | | |
| 2025 Population | 25,315 | 217,682 | 486,891 |
| 2030 Projection | 25,048 | 215,154 | 485,998 |
| Annual Growth 2020-2025 | -0.13% | -0.36% | 0.07% |
| Annual Growth 2025-2030 | -0.21% | -0.23% | -0.04% |
| HOUSEHOLDS | | | |
| 2025 Households | 6,451 | 62,700 | 149,548 |
| 2030 Projection | 6,446 | 62,706 | 151,049 |
| INCOME | | | |
| AVG. Household Income | \$79,217 | \$74,239 | \$80,768 |



41,156+ VPD
along W Indian School Rd

St. Vincent de Paul
Catholic School

Maryvale High School

Milwaukee Brewers
Baseball Club

American Family
Fields of Phoenix

Stadium Corporate
Center

Borman Elementary School

Compass Educational
Programs

Walgreens

Burlington

H&R BLOCK

ACE Hardware

DOLLAR TREE

PANDA EXPRESS CHINESE KITCHEN

SUBJECT
PROPERTY

TITLEMAX



Phoenix, Arizona, the fifth-largest city in the United States, is a sprawling metropolitan hub nestled in the Sonoran Desert. Known for its year-round sunshine and striking desert landscapes, Phoenix offers a dynamic blend of Southwestern culture, outdoor recreation, and a growing urban core. Its population has surged over recent decades, driven by a relatively low cost of living, strong infrastructure, and a steady influx of new residents seeking economic opportunity and a warmer climate. Phoenix also serves as the anchor of the larger Valley of the Sun, which includes cities such as Scottsdale, Tempe, Mesa, and Glendale, all contributing to a diverse and expansive metropolitan area.

The city's economy is fueled by a mix of traditional and emerging industries. Historically reliant on real estate and construction, Phoenix has evolved into a major player in sectors such as healthcare, education, manufacturing, and especially technology. The city hosts regional or national operations for major companies like Intel, Honeywell Aerospace, American Express, and Banner Health. Additionally, the presence of Arizona State University—a leading research institution—fosters innovation, workforce development, and entrepreneurship. The tourism industry also remains a significant economic driver, with resorts, golf courses, and spring training baseball drawing millions of visitors annually. With its ongoing diversification and strategic investments in infrastructure, Phoenix continues to solidify its position as a major economic force in the American Southwest.



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