



CAVA

5295 HIGHLAND RD, BATON ROUGE, LA 70808





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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Strong Site Fundamentals** - Nearly 150,000 residents in a 5-mile radius; AHHI exceeds \$90,000 in both a 3- and 5-mile radius
- **High Traffic, Hard Corner** - Over 31,000 VPD pass by hard, signalized corner the subject property sits on (Highland Rd and W Lee Dr)
- **Strategic Local Positioning** - Located 1 mile away from LSU's Campus which is home to over 42,000 students (the largest in the state) and is adjacent to the Walmart-Anchored Highland Village Shopping Center
- **Corporate Backed Lease** - The lease offers a strong guarantee by Corporate (NYSE: CAVA) which operates more than 300 locations throughout the United States with plans to increase store count to over 1,000 by 2032
- **Limited Landlord Responsibilities** - Recently constructed in 2023 to fit Cava's specifications, the 20 year roof warranty outlives the base term of the lease; Tenant is responsible for CAM and reimburses for all Taxes & Insurance
- **Capital of Louisiana** - Baton Rouge is the Capital City and second most populous city in the state of Louisiana and sits 80 miles northwest of New Orleans (the most populous)

5 | OFFERING SUMMARY

LIST PRICE:	\$3,286,650
CAP RATE:	6.00%

NOI:	\$197,199
LEASE START:	01/03/2024
LEASE END:	01/31/2039
TERM REMAINING:	13+ Years
OPTIONS:	Four, 5-Year Options
INCREASES:	10% Every 5-Years
BUILDING SIZE:	2,900 Square Feet
LOT SIZE:	0.90 Acres
YEAR BUILT:	2023
LEASE TYPE:	NN+
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-5	\$197,199	--	6.00%
YEARS 6-10	\$216,919	10.00%	6.60%
YEARS 11-15	\$238,611	10.00%	7.26%
OPTION 1	\$262,473	10.00%	7.98%
OPTION 2	\$288,720	10.00%	8.78%
OPTION 3	\$317,592	10.00%	9.66%
OPTION 4	\$349,351	10.00%	10.62%

Landlord Responsibilities: Roof & Structure (Over 18 Years left on the Roof Warranty)



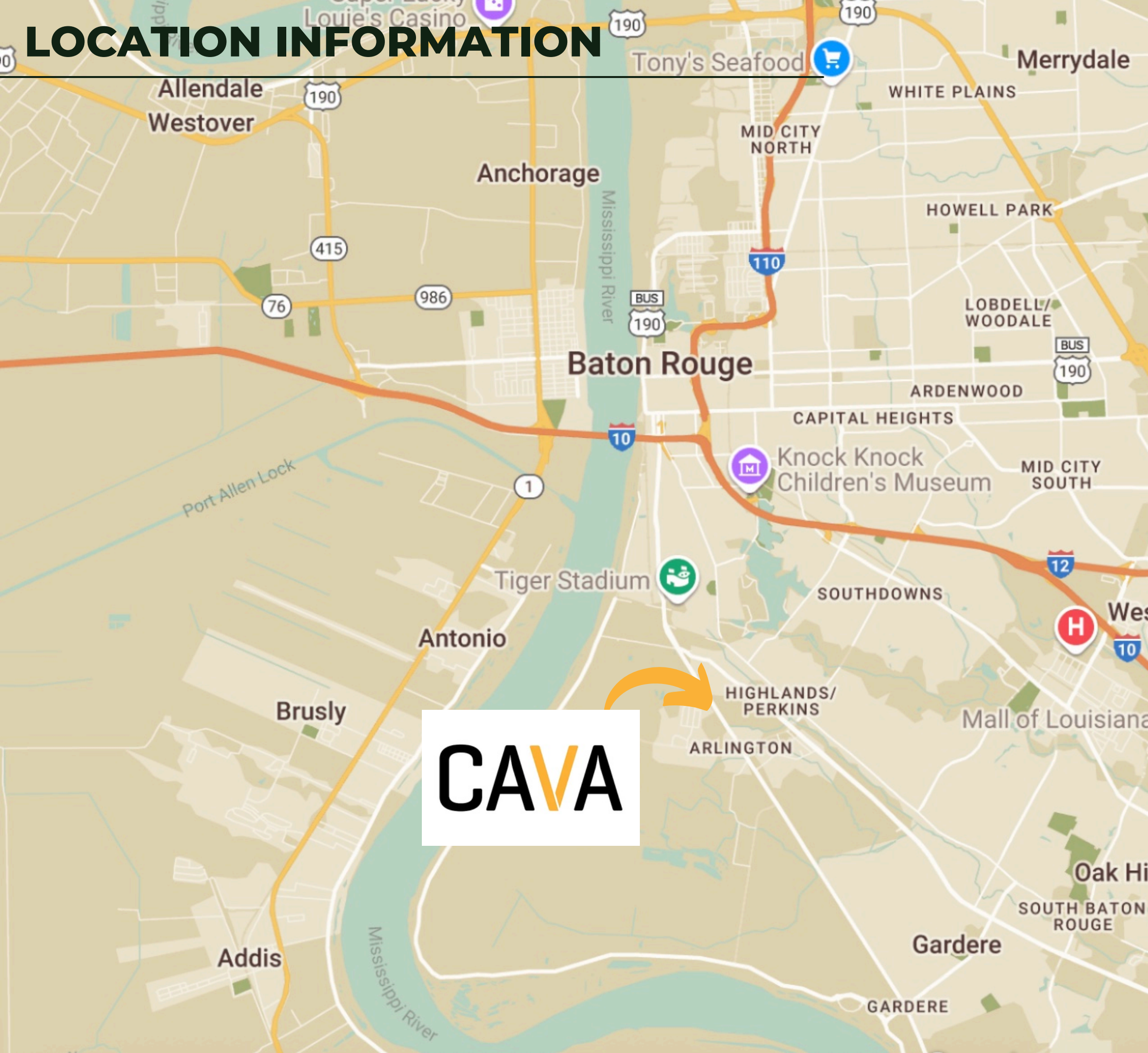




Company:	CAVA, Inc.
Year Founded:	2010
Locations:	300+
Annual Sales (2024):	\$830+ Million
Website:	www.cava.com
Headquarters:	Washington D.C
Guarantor:	Corporate

CAVA is a leading Mediterranean fast-casual restaurant brand known for offering customizable, health-forward meals using fresh, bold ingredients. With a mission to bring heart, health, and humanity to food, CAVA blends the flavors of the Mediterranean with the convenience of modern dining. Since acquiring Zoës Kitchen in 2018, CAVA has expanded rapidly across the U.S., transforming many Zoës locations into CAVA restaurants. Their innovative menu and digital-first approach have fueled strong growth and customer loyalty, appealing to both health-conscious and convenience-seeking consumers. Learn more at www.cava.com.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	8,919	68,650	144,747
2030 Projection	8,801	67,946	143,264
Annual Growth 2020-2025	-0.82%	0.14%	-0.12%
Annual Growth 2025-2030	-0.27%	-0.21%	-0.21%
HOUSEHOLDS			
2025 Households	4,554	29,256	65,171
2030 Projection	4,613	29,642	66,112
INCOME			
AVG. Household Income	\$124,662	\$102,440	\$97,418



31,000+ VPD
along W Lee Dr.

Elite Training Academy



The Hub at Baton Rouge

The Hub at Baton Rouge



SUBJECT
PROPERTY

W Lee Dr. - 31,000+ VPD

10 | LOCATION OVERVIEW - Baton Rouge, LA



Baton Rouge, Louisiana is the capital of the state and serves as a vibrant economic hub anchored by key industries including petrochemical manufacturing, higher education, government, healthcare, and logistics. The Port of Greater Baton Rouge, the farthest inland Mississippi River port equipped to handle Panamax ships, ranks among the largest in the U.S. by tonnage shipped. Its strategic position enables seamless intermodal transport via river, rail, pipeline, and highway, supporting the region’s industrial base. Major employers such as ExxonMobil operate one of the country’s largest oil refineries here, processing up to 540,000 barrels per day, while Dow Chemical maintains a major facility nearby in Iberville Parish. Baton Rouge also garners capital investment from energy-related expansion projects, especially in liquefied natural gas (LNG) export infrastructure and low-carbon steel, though federal uncertainties around tariffs and carbon-capture funding are currently in play.

Higher education and medical research form another economic pillar, anchored by Louisiana State University (LSU), Southern University, and the emergent medical corridor. Together, the state government and university systems employ thousands, with state operations centralized downtown at the Capitol Park complex. The medical district—featuring institutions like Our Lady of the Lake Regional Medical Center, the Mary Bird Perkins Cancer Center, and LSU’s Pennington Biomedical Research Center—is growing into a major clinical and research employment zone. In recent years Baton Rouge has also earned recognition as one of the fastest-growing U.S. metro economies, with 4.4% year-over-year job growth—equal to Austin’s—in mid-2023, driven by private-sector expansion in manufacturing, construction, health services, and professional business services. This diversified mix makes the area around 5295 Highland Rd a commercial node well positioned amid strong demographics and solid fundamentals.



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