OFFERING MEMORANDUM

The Deltondo Group | www.deltondoadvisorygroup.com



# **CORPORATE RAISING CANE'S**

1402 South Walton Boulevard Bentonville, Arkansas 72712

- Absolute-Net (Zero Landlord Responsibilities): 11 Years Remaining on Lease.
- » Near Walmart Home Office: 1/2 Mile from Raising Cane's Walmart Home Office has 18,600 Employees.
- Strong Location & Excellent Visibility: Raising Cane's Just Off the Intersection of SW 14th Street & S Walton Boulevard for a Combined 49,465 Vehicles Per Day.
- Six Schools within 2 Miles: Combined Total Number of Students is 5,622+ Students.





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**Northwest Medical Center** 128 Beds





SUBJECT

**PROPERTY** 











**DOLLAR GENERAL** 











Walgreens 📂

















49,465







Osage Park 12-Acre Park & Wetland Ecosystem







# **RAISING CANE'S**

Address:	1402 South Walton Boulevard Bentonville, Arkansas 72712
Price:	\$6,275,789
CAP:	4.75%
NOI:	\$298,100

<sup>\*</sup>Seller will credit the difference in rent to Buyer at close of escrow.

# **INVESTMENT SUMMARY**

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	2018
Building Area:	3,030 SF
Land Area:	1.05 Acres
Vehicles Per Day:	49,465 (14th St / Walton)
5 Mile Radius Population:	105,407



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- » Strong Location & Excellent Visibility: Raising Cane's Just Off the Intersection of SW 14th Street & S Walton Boulevard for a Combined 49,465 Vehicles Per Day.
- » Six Schools within 2 Miles: Combined Total Number of Students is 5,622+ Students.
- **Excellent Demographics:** Within a 5 Mile Radius Population is 105,407, Households 39,776, and the Average Household Income is \$111,782.
- Nearby National Tenants: Walmart, ALDI, Walgreens, Tractor Supply Co, Burger King, Little Caesars, AutoZone, FedEx, Valvoline, Wendy's, Chick-fil-A, Panda Express, Orange Theory Fitness, Taco Bell, Subway, Midas, Planet Fitness, Sherwin-Williams, Chipotle, Cracker Barrel, Krispy Kreme, and Dairy Queen to Name a Few.



# **TENANT OVERVIEW**

Founded by Todd Graves in 1996, Raising Cane's Chicken Fingers has more than 600 restaurants in 31 states, Bahrain, Kuwait, Saudi Arabia and the United Arab Emirates 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 grow Restaurants, serve their customers all over the world, and be brand for quality chicken finger meals. The company has found success through its quality staff, cool culture, and active community involvement.

Company Name:	Headquarters:	
Raising Cane's Restaurants, LLC	Baton Rouge, LA	
Number of Stores:	Business Type:	
600+	Private	
Year Founded:	Website:	
1996	raisingcanes.com	

# TENANT SUMMARY

Tenant Name:	Raising Cane's Restaurants, LLC
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Term:	15 Years
Rent Commencement:	July 24, 2018
Lease Expiration:	July 31, 2033
Term Remaining:	11 Years
Increases:	Every 5 Years
Options:	Five, 5 Year



# ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Jul 24, 2018 - Jul 31, 2023	\$286,000	\$23,833.33
Aug 1, 2023 - Jul 31, 2028	\$298,100 (+4.23%)	\$24,841.67
Aug 1, 2028 - Jul 31, 2033	\$311,410 (+4.46%)	\$25,950.83
Aug 1, 2033 - Jul 31, 2038 (Option 1)	\$342,551 (10.00%)	\$28,545.92
Aug 1, 2038 - Jul 31, 2043 (Option 2)	\$376,806 (10.00%)	\$31,400.51
Aug 1, 2043 - Jul 31, 2048 (Option 3)	\$414,487 (10.00%)	\$34,540.56
Aug 1, 2048 - Jui 31, 2053 (Option 4)	\$455,935 (10.00%)	\$37,994.62
Aug 1, 2053 - Jul 31, 2058 (Option 5)	\$501,829 (10.00%)	\$41,794.08

# **REGIONAL MAP**

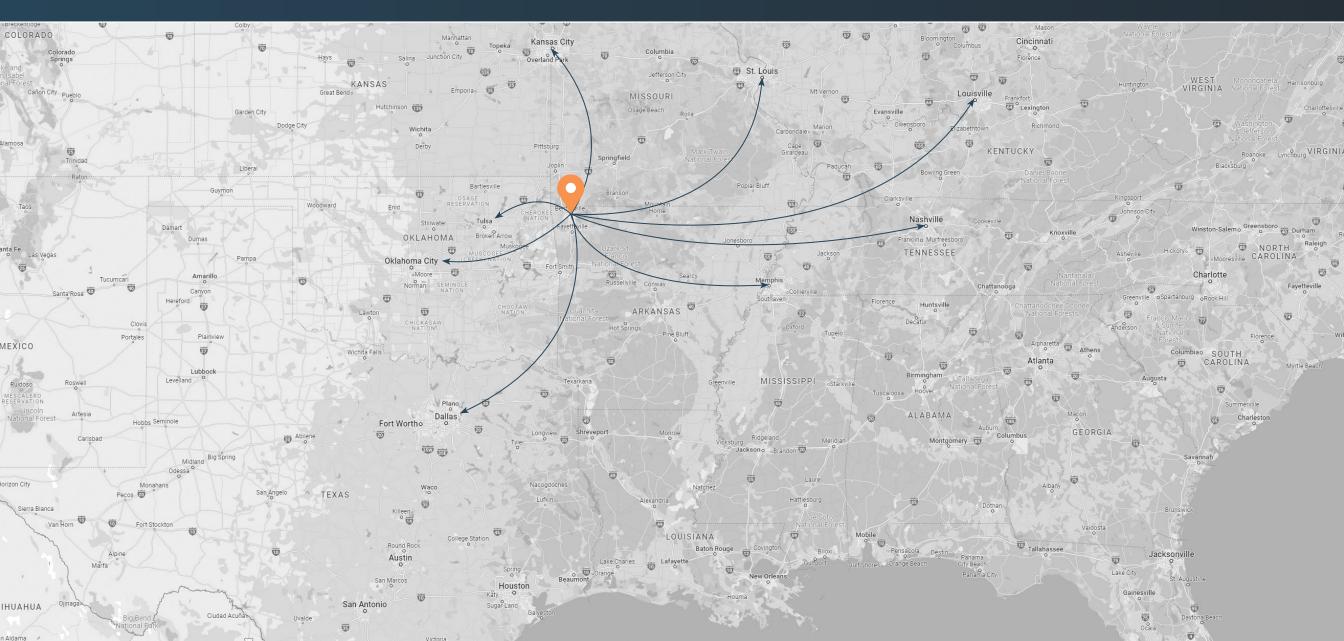


114 Miles	Tulsa, OK
219 Miles	Oklahoma City, OK

337 Miles	Memphis, TN
212 Miles	Kansas City, MO

340 Miles	Dallas, TX
337 Miles	St. Louis, MO

517 Miles	Nashville, TN
596 Miles	Louisville, KY



# BENTONVILLE, AR

Bentonville is the tenth-largest city in Arkansas, United States and the county seat of Benton County. The city is centrally located in the county with Rogers adjacent to the east. The city is the birthplace of and world headquarters location of Walmart, the world's largest retailer. It is one of the four main cities in the three-county Northwest Arkansas Metropolitan Statistical Area, which is ranked 105th in terms of population in the United States with 546,725 residents in 2020, according to the United States Census Bureau. The city itself had a population of 54,164 at the 2020 Census, an increase of 53% from the 2010 Census. Bentonville's culture is a combination of a southern city, small town, global business hub, and the surrounding Northwest Arkansas metro. Bentonville shares many of the characteristics commonly given to Arkansas as a Southern state, yet it has also absorbed minor cultural influence from the Midwest and West. Located firmly in the Mid-South, Bentonville's culture is distinct and differs from the Delta portion of the state.

The Northwest Arkansas economy was historically based upon agriculture and poultry. In recent decades, Northwest Arkansas has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there, Walmart, Tyson Foods, and J.B. Hunt, while also seeing a growing University of Arkansas and cultural amenities sector. The professional, education and health care sectors of the Northwest Arkansas economy have been growing steadily since 2007. have offices in Northwest Arkansas in an attempt to secure or retain Walmart's business.



	1 Mile	3 Mile	5 Mile
Population:	6,396	53,347	105,407
Households:	2,592	20,924	39,766
Household Income:	\$72,216	\$113,162	\$111,782

## CONFIDENTIALITY AGREEMENT

## NET LEASED DISCLAIMER

COVID-19 NOTICE

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## **BROKER OF RECORD**

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