

**EL POLLO LOCO HAS OPERATED AT LOCATION SINCE 1985 AND JUST RENEWED LEASE FOR ANOTHER 20 YEARS - TENANT WILL COMPLETE A FULL REMODEL BY YEAR-END 2026**

SUBJECT PROPERTY



**LOCATED IN PANORAMA PLAZA ANCHORED BY 24-HOUR FITNESS, DD'S DISCOUNTS & DOLLAR TREE (2.3M VISITS / YEAR - PLACER.AI)**



**EL POLLO LOCO** **DRIVE THRU**  
14429 Roscoe Blvd. Los Angeles MSA (Panorama City), CA

Marcus & Millichap  
THE DELTONDO GROUP





14429 Roscoe Blvd.,  
Panorama City, CA

**\$3,667,000**  
PRICE

**4.50%**  
CAP

**\$165,000**  
NOI

\* NOI is Based Off of 2/2026 Rent Adjustment

## INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibilities	None
Year Built / Remodeled	1979 / 1985 / 2026
Building Area	2,823 SF
Land Area	10,018 SF

## INVESTMENT HIGHLIGHTS

### ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES · CORPORATE GUARANTOR

The property is secured by a 20-year absolute NNN lease extension commencing February 2, 2026 with no landlord responsibilities. 10% rent increases every five years, with two (2) 5-year renewal options and one (1) 4-year and 11-month renewal option.

### LONG-TERM OCCUPANCY SINCE 1985 ON A HIGH TRAFFIC CORRIDOR

This location has operated at the location since 1985 and enjoys excellent visibility and access along Roscoe Blvd (36,000 VPD).

### HIGH PERFORMING LOCATION IN PANORAMA CITY | 5-MILE POP. 719,204

Panorama City is a highly populated community in the San Fernando Valley, with over 300,000 residents within a 5-mile radius and proximity to Kaiser Permanente Medical Center, Plaza del Valle, and major commuter corridors.

### PRIME POSITION IN MAJOR SHOPPING CENTER · SURROUNDED BY NATIONAL RETAILERS

The property is strategically located in a dominant center in the eastern San Fernando Valley with high visibility along Van Nuys Boulevard (36,000 VPD). Anchor tenants include 24 Hour Fitness, dd Discounts, Dollar Tree, Bank of America and US Post Office. Adjacent retail includes Walmart Shopping Center and Panorama Mall.

### GREATER LOS ANGELES MSA | \$1.295 TRILLION REGIONAL GDP

Panorama City sits within the Los Angeles MSA, one of the most economically significant metros in the world with a GDP of approximately \$1.295 trillion. The region is a global leader in trade, entertainment, and advanced industries.









THE PLANT SHOPPING CENTER



MINISTERIOS  
MANANTIAL DE AMOR  
SAN FERNANDO VALLEY



MODERNO AXIS  
LUXURY LIVING  
APARTMENTS

SPEAKEASY  
FITNESS

Panorama HS  
1,433 students



UNIVERSAL  
IRON DOORS

Roscoe Blvd  
36,000 VPD

PANORAMA TOWER  
APARTMENTS

CORAZON DEL VALLE  
APARTMENTS

PANORAMA  
MEDICAL ARTS  
BUILDING



Panorama medical  
arts building

Van Nuys Blvd  
16,000 VPD



PANORAMA  
URGENT CARE  
FAMILY MEDICINE

verizon

Bank of America

PANORAMA MALL

Walmart

FINISH LINE AÉROPOSTALE









## TENANT SUMMARY



**\$25.6**  
REVENUE (2024)

**495+**  
STORES

**1980**  
YEAR FOUNDED

**LOCO**  
NASDAQ

**COSTA  
MESA**  
HEADQUARTERS

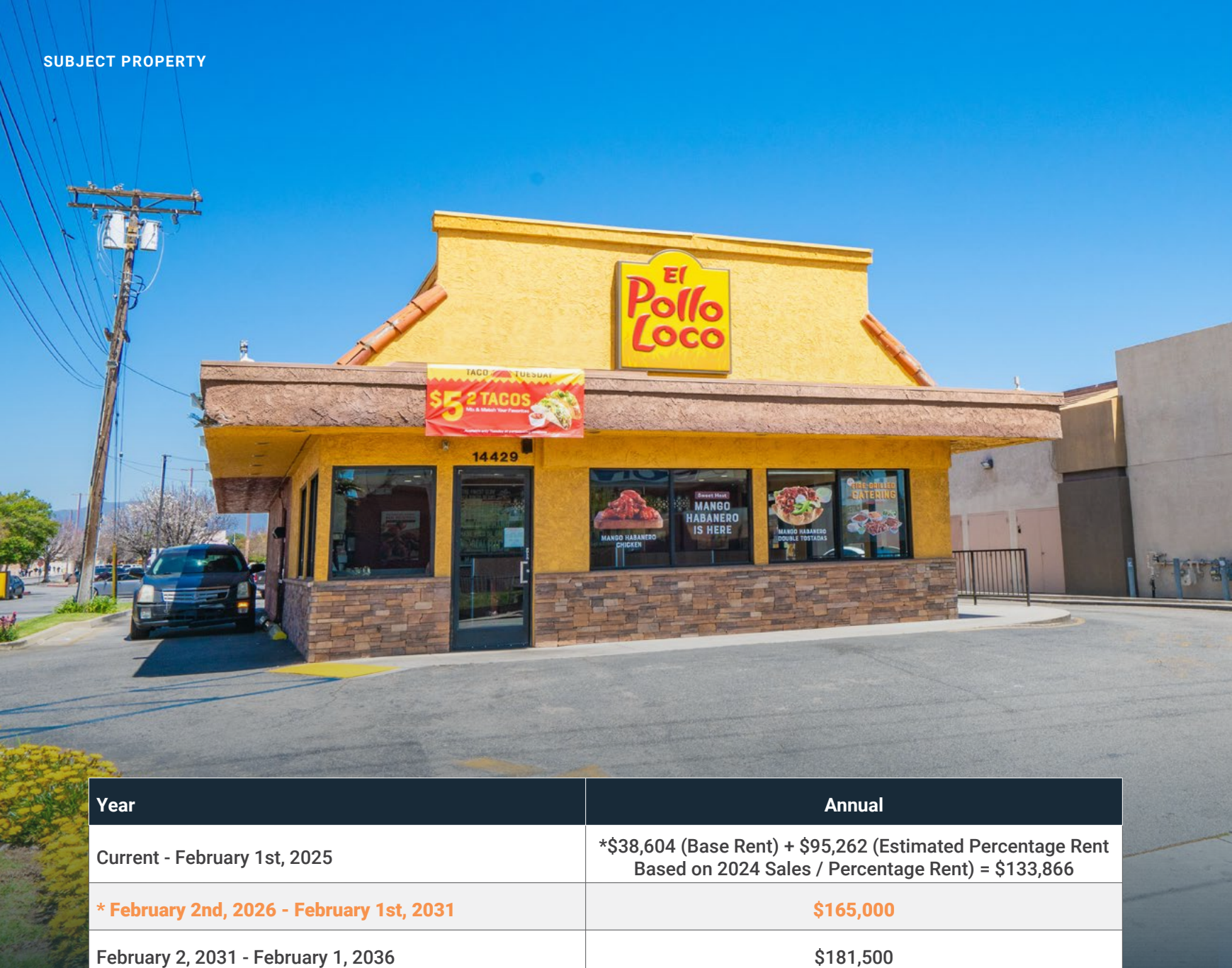
Founded in 1980, El Pollo Loco has grown into a leading quick-service restaurant chain known for its fire-grilled Mexican cuisine. Headquartered in Costa Mesa, California, the company operates under a hybrid model that includes both company-owned and franchised restaurants, delivering fresh, health-conscious meals across the United States. El Pollo Loco is publicly traded on NASDAQ under the symbol LOCO and continues to maintain strong financial performance, customer loyalty, and operational efficiency.

In 2023, El Pollo Loco generated \$468.7 million in total revenue, with the majority coming from its company-operated restaurants. The company reported a net income of \$25.6 million and adjusted EBITDA of \$53.1 million, reflecting disciplined cost control and consistent profitability. Its franchise segment remains a stable revenue source, contributing additional income through royalties and marketing fees.

As of year-end 2023, the company operated 495 locations, including 172 company-owned and 323 franchised restaurants, primarily concentrated in the Western U.S. El Pollo Loco continues to focus on culinary innovation, digital ordering enhancements, and operational improvements, all of which support its strategic growth plan.







Year	Annual
Current - February 1st, 2025	*\$38,604 (Base Rent) + \$95,262 (Estimated Percentage Rent Based on 2024 Sales / Percentage Rent) = \$133,866
* February 2nd, 2026 - February 1st, 2031	\$165,000
February 2, 2031 - February 1, 2036	\$181,500
February 2, 2036 - February 1, 2041	\$199,650
February 2, 2041 - February 1, 2046	\$219,615

\* On February 2nd, 2026 Based Rent Adjusts to \$165,000 and Percentage Rent is Removed.

LEASE SUMMARY

Tenant:	El Pollo Loco Inc., a Delaware corporation
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	Lease Extension Starts February 2, 2026
Lease Expiration:	Lease Extension Ends February 1, 2046
Term Remaining:	20.75 Years
Increases:	10% Every 5 Years
Options:	Two, 5-Year Options & One, 4-Year and 11 Months Option





# PANORAMA

## PANORAMA CITY, CALIFORNIA: A VIBRANT COMMUNITY POISED FOR GROWTH

Situated in the heart of the San Fernando Valley, Panorama City is a dynamic neighborhood within Los Angeles that combines cultural diversity with strategic economic opportunities. With a population of approximately 139,000 and a median age of 35.3, the area boasts a youthful and diverse workforce. In 2023, the median household income was \$56,369, reflecting steady economic progress. Panorama City's economy is anchored by key industries such as construction, healthcare, and food services. Major employers include Kaiser Permanente's Panorama City Medical Center and the Panorama Mall, serving as significant employment hubs. The neighborhood is undergoing significant revitalization, highlighted by the ICON at Panorama City project—a \$150 million mixed-use development featuring over 400 residential units and approximately 200,000 square feet of commercial space. This initiative aims to stimulate economic growth and enhance community resources. With its strategic location, diverse population, and ongoing development projects, Panorama City presents promising opportunities for businesses and investors seeking growth in the Los Angeles area.

**12.8M**  
RESIDENTS  
POPULATION  
LOS ANGELES  
LONG BEACH  
ANAHEIM MSA

**135,010**  
RESIDENTS  
POPULATION  
PANORAMA CITY

**\$1.2T**  
GRP  
LOS ANGELES  
MSA

**35.3**  
YEARS  
MEDIAN  
AGE

### MAJOR ECONOMIC DRIVERS



PANORAMA CITY - CITY DISTRICT 6



ORAZON DEL VALLE AND PANORAMA TOWER APARTMENTS



REGIONAL MAP



Panorama City

DOWNTOWN LOS ANGELES 20 MILES



LAX  
Los Angeles World Airports



76M+



2.5M  
TONS



\$1.6B+  
Investments in



\$15B+  
Investments

PACIFIC OCEAN

DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
POPULATION	50,770	329,774	719,204
AVG. HOUSEHOLD INCOME	\$73,475	\$88,738	\$98,288



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