

**Confidential Offering  
Memorandum**



**Actual Property**

**Exclusively Listed By:**

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## OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

**Chris Hollenbeck**

Vice President

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2375 East Camelback Road, Suite 300  
Phoenix, Arizona 85016

Cushman & Wakefield ("Agent") has been engaged as the exclusive agent for the sale of Raising Cane's Chicken Fingers at 6352 E. Broadway Blvd., Tucson, AZ (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cushman & Wakefield as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

## Executive Summary

Cushman & Wakefield is please to offer to qualified investors a new, 20 year absolute NNN lease leased to Micatrotto Holdings DBA Raising Cane's ([www.raising-canes.com](http://www.raising-canes.com)) with 19 years remaining. The lease has 10% increases every 5 years continuing throughout the option period. The asking price is **\$4,275,000** which equates to approximately a 5.5% CAP. The lease is backed by Micatrotto Restaurant Group (MRG), the largest Franchisee for Raising Cane's and have over 25 locations in Arizona and Nevada. MRG outperforms every other Franchisee and even some of the corporate stores by over 25% in sales.

The subject property is located at the corner of Broadway Blvd and Wilmont in Tucson, AZ right in the heart of the Park Place Mall Retail trade area. Park Place Mall is one of the largest retail trade areas in Tucson where many national retailers have located along Broadway Blvd, making this an AAA+ location. This is the first location for Raising Cane's in Tucson and the location has blown away all expectations in terms of sales. Due to the high grossing location as well as the "main and main" real estate, this is an irreplaceable trophy asset in Tucson.

Raising Cane's is one of the fastest growing franchise concepts in the country with over 240 locations in 20 states with multiple new restaurants under construction. The menu consists of chicken fingers, Cane's sauce, Texas Toast, Kaiser rolls, crinkle-cut fries and coleslaw. CEO Todd Graves opened the first Raising Cane's in baton Rouge, Louisiana, in 1996.

Tucson is the second largest city in Arizona with a population of 653,359. It is the largest city in Pima County, which totals 1.205 million residents. Tucson is also home to The University of Arizona, which has over 42,000 students and is a vital part of the local economy. The University of Arizona is located just a few miles away from the subject property.

### Property Location

6352 E. Broadway Blvd.  
Tucson, AZ 85710

### Property Type:

Freestanding Restaurant

### Property Size:

3,616 SF

### Year Built:

2015

### Parcel Number:

134-23-411C



## Lease Abstract

Property Location	6352 E. Broadway Blvd., Tucson, AZ 85710
Offering Price:	<b>\$4,275,000.00</b>
Initial Cap Rate:	5.5%
Tenant:	Raising Cane's Chicken Fingers
Building Size:	3,616 SF
Land Area:	56,584 SF
Initial Term:	20 Years
Term Remaining:	19 Years
Rent Commencement:	2015
Lease Expiration:	2035
Renewal Options:	3, five year options
Expenses:	Absolute NNN - No landlord obligations
Guarantor:	Micatrotto Holdings, LLC
Rental Increases:	10% every 5 years

## Rent Schedule

Year	CAP	Monthly	Yearly
1 - 5	5.5%	\$19,583.00	<b>\$235,000.00</b>
6-10	5.78%	\$20,583.00	<b>\$247,000.00</b>
11-15	6.09%	\$21,683.00	<b>\$260,200.00</b>
16-20	6.43%	\$22,893.00	<b>\$274,720.00</b>
*21-25	7.07%	\$25,182.00	<b>\$302,192.00</b>
*26-30	7.78%	\$27,700.00	<b>\$332,411.20</b>
*31-35	8.55%	\$30,463.00	<b>\$365,562.32</b>

\* option periods



## Investment Highlights

**Offering Price: \$4,275,000.00**

**Cap Rate: 5.5%**

- Pride of ownership, trophy Raising Cane's in Tucson, AZ
- New building with 20 year absolute NNN lease
- Irreplaceable location in the heart of the Park Place Mall Regional Trade Area.
- Opened in November of 2015
- 10% increases every five years
- Franchisee operates over 25 locations in Arizona and Nevada
- Raising Cane's has over 240 locations in twenty states with multiple new restaurants under construction

## Demographics

	1 Mile	3 Mile	5 Mile
Population	12,164	126,508	253,702
AVG. HH Income	\$54,940	\$50,414	\$56,801
Households	5,565	56,121	111,279



## Tenant Info



Raising Cane's Chicken Fingers is a fast-food restaurant chain founded in 1996 in Baton Rouge, Louisiana. The company, privately held by its founders, is still headquartered in Baton Rouge and has more than 240 locations in 20 states with multiple new restaurants under construction. Raising Cane's Chicken Fingers joined the ranks of the Nation's Restaurant News Top 100 in 2015.

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 have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture, and active community involvement.

Gross Revenue: \$322 Million | Locations: 240+



## Location & Market Summary - Tucson

### Population and Demographics

Tucson is the second-largest city in Arizona with a population of 653,359. It is the largest city in Pima County, which totals 1.205 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 727,392 residents by 2020 (1.335 million in Pima County).

- Median age is 32.5 years (2014)
- Median household income is \$45,600 (2015)
- Median household income projection is \$51,600 (2020)

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job.

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“ Tucson blends natural beauty with a culture of innovation to create a distinctive lifestyle that attracts a diversity of people and commerce. ”

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The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. It has the largest optics program among U.S. institutions, is second in funding for the physical sciences, and is ranked 16th for the employability of its graduates. UA brings in more than \$580 million in research investment each year. UA's enrollment is 42,236, with numerous branch campuses and learning centers throughout Southern Arizona. Pima Community College is a two-year school serving Metro Tucson at six locations throughout the county. Tucson Unified School District is one of the largest in

the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

### Employment

Employers will find a diverse, educated and enthusiastic workforce in Tucson. More than half of Pima County's population is in the prime working range of 18 to 54. The civilian labor pool totals more than 452,000; 1,200-high tech businesses employ 50,000 people. The University of Arizona is the top employer with a work force of 11,047 followed by Raytheon Missile Systems, 9,933; State of Arizona, 9,439; Davis-Monthan Air Force Base, 8,251 (both civilian and military personnel); Pima County, 7,328; Tucson Unified School District, 6,525; and Banner/University Medicine, 6,329. Tucson's unemployment rate is 5.4%; its job growth rate is about 1.9% per year.

Davis-Monthan is home to the 355th Fighter Wing, part of the Air Combat Command. The base is best



## Location & Market Summary - Tucson (Continued)

known as the location of the Air Force Materiel Command's 309th Aerospace Maintenance and Regeneration Group, the aircraft boneyard for all excess military and government aircraft. Banner Health and the University of Arizona Health Network merged to create a platform of academic medicine, research, instruction and patient care at three academic medical centers.

### Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

Interstate 10, the major East-West highway in the Sun Belt, runs east from California, enters Arizona near Ehrenberg and continues through Phoenix and Tucson. It exits at the border with New Mexico. Interstate 19 travels from Nogales to Tucson, and ends at I-10. While the highway is short (63 miles), it is a key corridor, serving as a fast route from Tucson and

Phoenix (via I-10) to the Mexican border. The highway is a portion of the U.S. section of the CANAMEX Corridor, a trade route that stretches north from Mexico across the U.S. to the Canadian province of Alberta.

The Port of Tucson is a full service inland port, rail yard and intermodal facility southeast of the city and 70 miles north of the Mexico border at Nogales. The facility is located adjacent to the Union Pacific Railroad Mainline and I-10, linking California and Texas. In 2014, Tucson launched Sun Link, a fixed electric rail system that operates eight vehicles between Downtown Tucson and the UA campus. Each streetcar vehicle holds 150 passengers. There are 24 stops along the 3.9-mile route.

### MAJOR TUCSON EMPLOYERS

University of Arizona	Cryacom
Raytheon	IBM
Arizona Community Physicians	SUNDT
Agero	B/E Aerospace
Freeport-McMoran Copper & Gold	CAID
Carondelet	Honeywell
Intuit	Port of Tucson
Ascent Aviation Services	ManTech
Tucson Medical Center	Cox Communications
Asarco Grupo Mexico	General Dynamics
Walbro	PSE Archery
Modular	MineSight
Union Pacific	Sargent Aerospace & Defense
Texas Instruments	SAIC
The Offshoot Group	Universal Avionics Systems Corporation
Redar	Northrop Grumman





# Trophy Raising Cane's NNN Lease

6352 E. Broadway Blvd. | Tucson, AZ



Broadway Blvd

Wilmot Rd

6352 E BROADWAY  
BLVD

# Trophy Raising Cane's NNN Lease

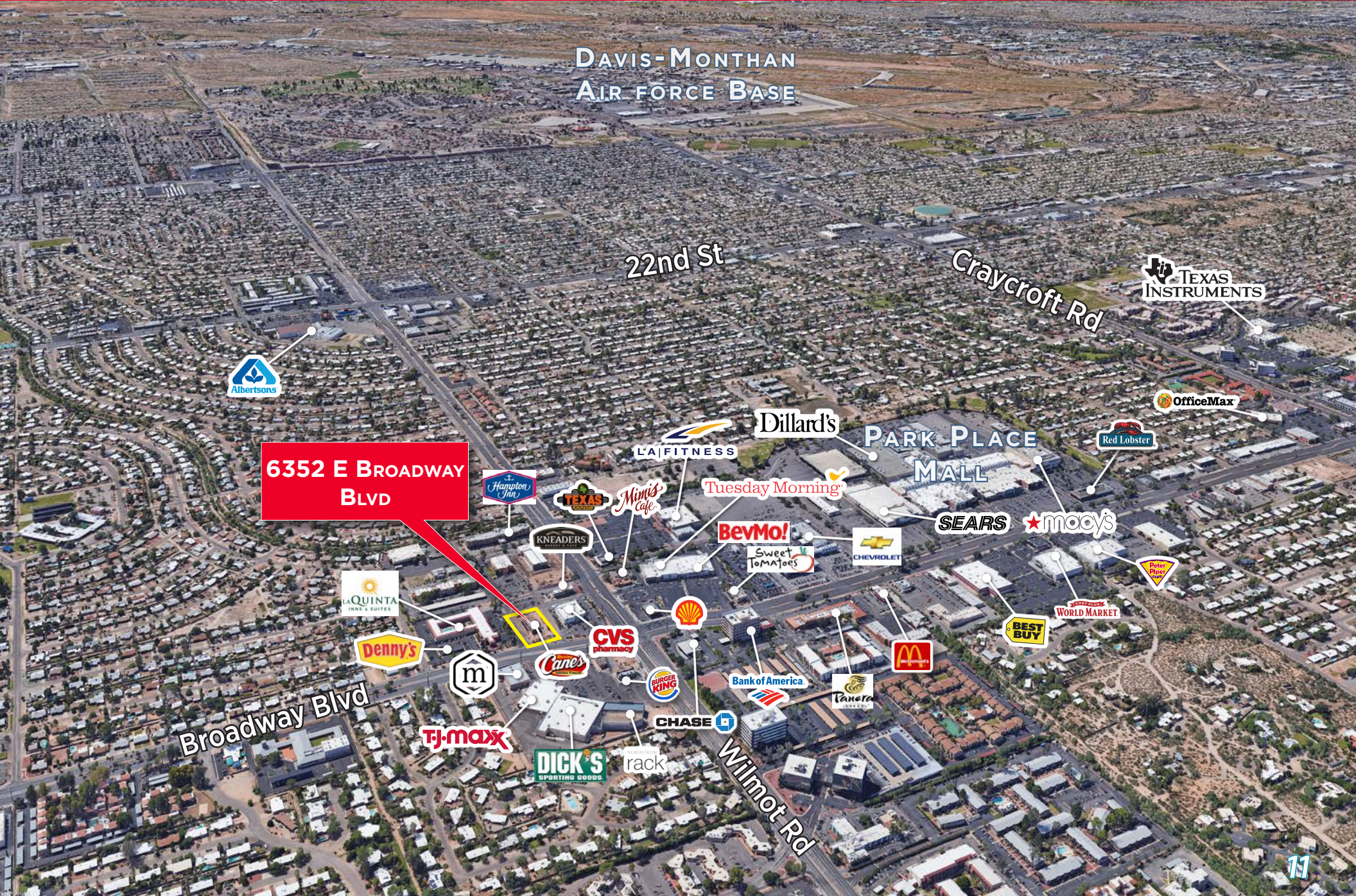
6352 E. Broadway Blvd. | Tucson, AZ



**6352 E BROADWAY  
BLVD**

# Trophy Raising Cane's NNN Lease

6352 E. Broadway Blvd. | Tucson, AZ



DAVIS-MONTHAN  
AIR FORCE BASE

22nd St

Craycroft Rd

TEXAS  
INSTRUMENTS

Albertsons

OfficeMax

**6352 E BROADWAY  
BLVD**

Dillard's

PARK PLACE  
MALL

Red Lobster

LA FITNESS

Tuesday Morning

Hampton Inn

TEXAS  
RESTAURANT

Mini's  
Cafe

BevMo!

SEARS

macys

KNEADERS

Sweet  
Tomatoes

CHEVROLET

Peter  
Piper

LAQUINTA  
INN & SUITES

Denny's

m

Cane's

CVS  
pharmacy

Shell

Bank of America

McDonald's

BEST BUY

WORLD MARKET

Broadway Blvd

TJ-maxx

DICK'S  
SPORTING GOODS

rack

CHASE

Wilmot Rd

BURGER KING

Panera

CONFIDENTLY GLOBAL,  
EXPERTLY LOCAL.

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