

\$3,151,800

5.50% CAP RATE

**1117 IMPERIAL W AVE
CALEXICO, CA 92231**

POPEYES®



**Freestanding Popeyes Drive-Thru | Prominent Imperial Avenue (SR-111) Location In
Calexico | Leading Global QSR Chicken Brand | Long-Term NNN Lease With Scheduled 10%
Rent Increases Every Five Years And Minimal Landlord Responsibilities | Guaranteed By
Experienced Multi-Unit Popeyes Franchisee**

Marcus & Millichap
NFB GROUP

WHY INVEST?



Freestanding Drive-Thru QSR | Prime Calexico Trade Area Location | Strong Cross-Border Traffic Drivers

- **Strategically Positioned Along Imperial Avenue (State Route 111),** A Primary Commercial Corridor Serving Calexico And The Greater Imperial Valley, With Strong Daily Commuter Traffic And Direct Connectivity To State Route 98 And Interstate 8
- **Freestanding Popeyes with Drive-Thru** Offering Excellent Visibility, Convenient Ingress/Egress, And Dedicated Onsite Parking Designed To Support High-Volume Quick-Service Restaurant Operations
- **Located Within A High-Traffic Cross-Border Trade Area** Proximate To The Calexico East Port Of Entry, One Of California's Busiest Commercial Border Crossings, Driving Consistent Employment-Based And International Visitor Traffic
- **Near Established National And Regional Retailers,** Grocery Stores, Service Businesses, And Essential Neighborhood Uses That Generate Repeat Visits And Daily Needs-Based Spending
- **Supported By A Dense Surrounding Residential & Employment Base** Providing A Steady Customer Mix Of Local Residents, Commuters, And Cross-Border Consumers Supporting Consistent Year-Round Sales



**Long-Term NNN Lease Structure
Passive Investment Profile
Experienced Multi-Unit Franchisee**

- **Long-Term Triple-Net (NNN) Lease** Providing Predictable And Passive Cash Flow With Minimal Landlord Responsibilities And Reimbursement For Property Taxes
- **Existing 20-Year Lease Term** Commenced June 2021 With Approximately **15 Years Of Remaining Term**, Offering Long-Term Site Commitment And Income Stability
- **Scheduled 10% Rental Increases Every Five Years**, Delivering Built-In Income Growth And A Natural Hedge Against Inflation
- **Four (4) Five-Year Renewal Options**, Allowing For Up To 20 Additional Years Of Occupancy And Extended Investment Horizon
- **Lease Guaranteed By An Experienced Multi-Unit Popeyes Operating Two Locations**, Enhancing Credit Strength And Investment Security



**Multi-Unit Franchisee Backing
Iconic Global QSR Brand With Loyal
Customer Base**

- **Operated And Guaranteed By An Experienced Multi-Unit Popeyes Franchisee**, With A Proven Track Record Of Executing High-Volume, Drive-Thru-Oriented QSR Operations
- **Global QSR Leader** — Popeyes Louisiana Kitchen Is One Of The World's Leading Chicken Concepts, With Thousands Of Locations Across The United States And A Rapidly Expanding International Footprint
- **Widely Recognized For Its Signature Louisiana-Inspired Menu**, Driving Consistent Consumer Demand And Strong Unit-Level Performance Through Brand Loyalty And Convenience



INVESTMENT SUMMARY

Address:	GOOGLE MAPS	1117 Imperial W Ave, Calexico, CA 92231
Concept:		Popeyes
Guarantor:		Franchisee/2-Units
Price:		\$3,151,800
Cap Rate:		5.50%
NOI:		\$173,349
Building Size (SF):		±2,348 SF
Lot Size (AC):		±0.87 Acres
Year Built:		2022

LEASE TERMS

Lease Commencement:	6/1/2021
Lease Term Expiration:	5/31/2041
Term Remaining:	±15 Years
Lease Type:	NNN
Landlord Responsibilities:	Taxes (Reimbursed by Tenant)
Monthly Rent:	\$14,446
Annual Base Rent:	\$173,349
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$3,151,800

LISTING PRICE

5.50%

CAP RATE

±15 YRS

LEASE TERM

\$173,349

NOI

NNN

LEASE TYPE

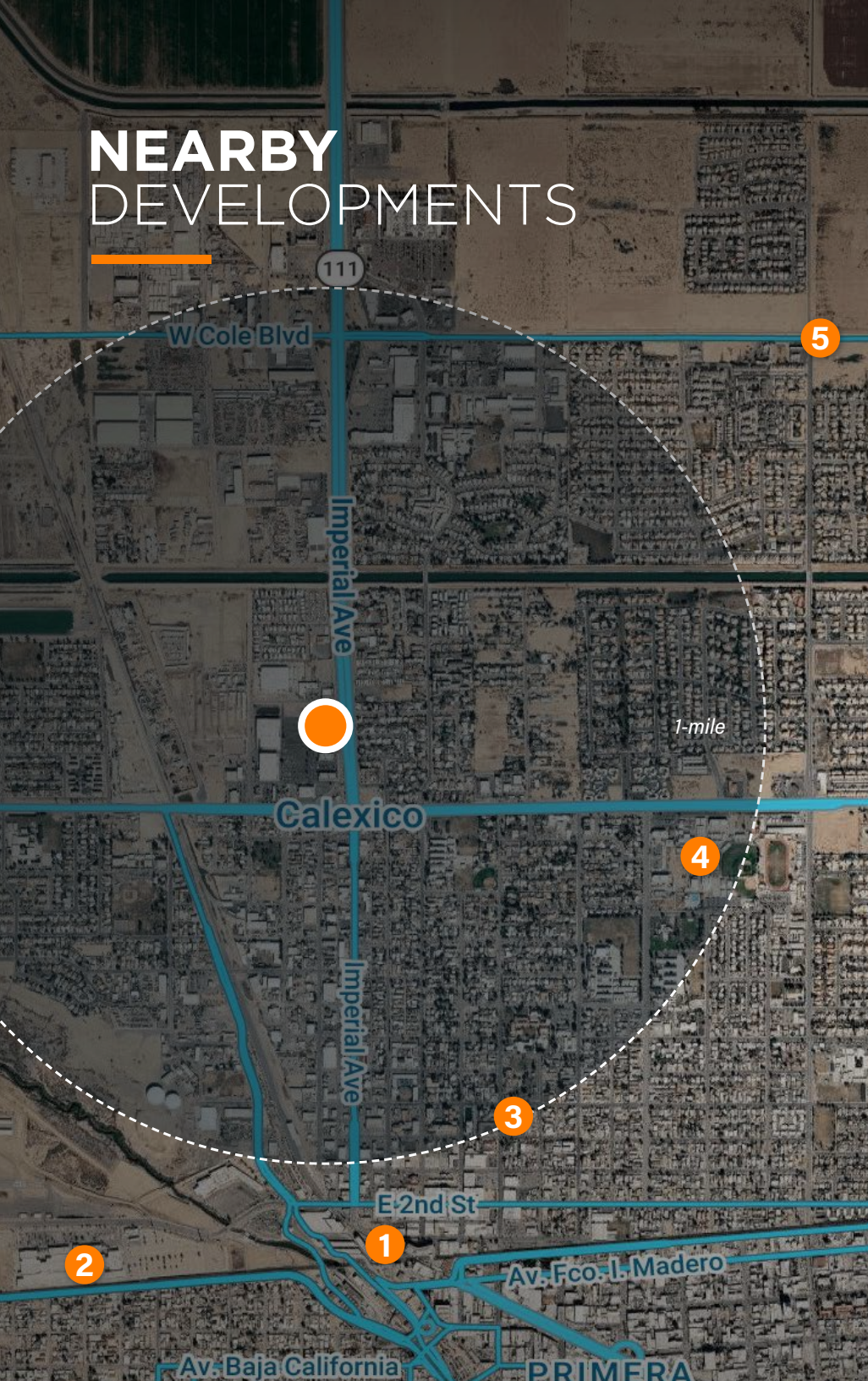
2022

YEAR BUILT





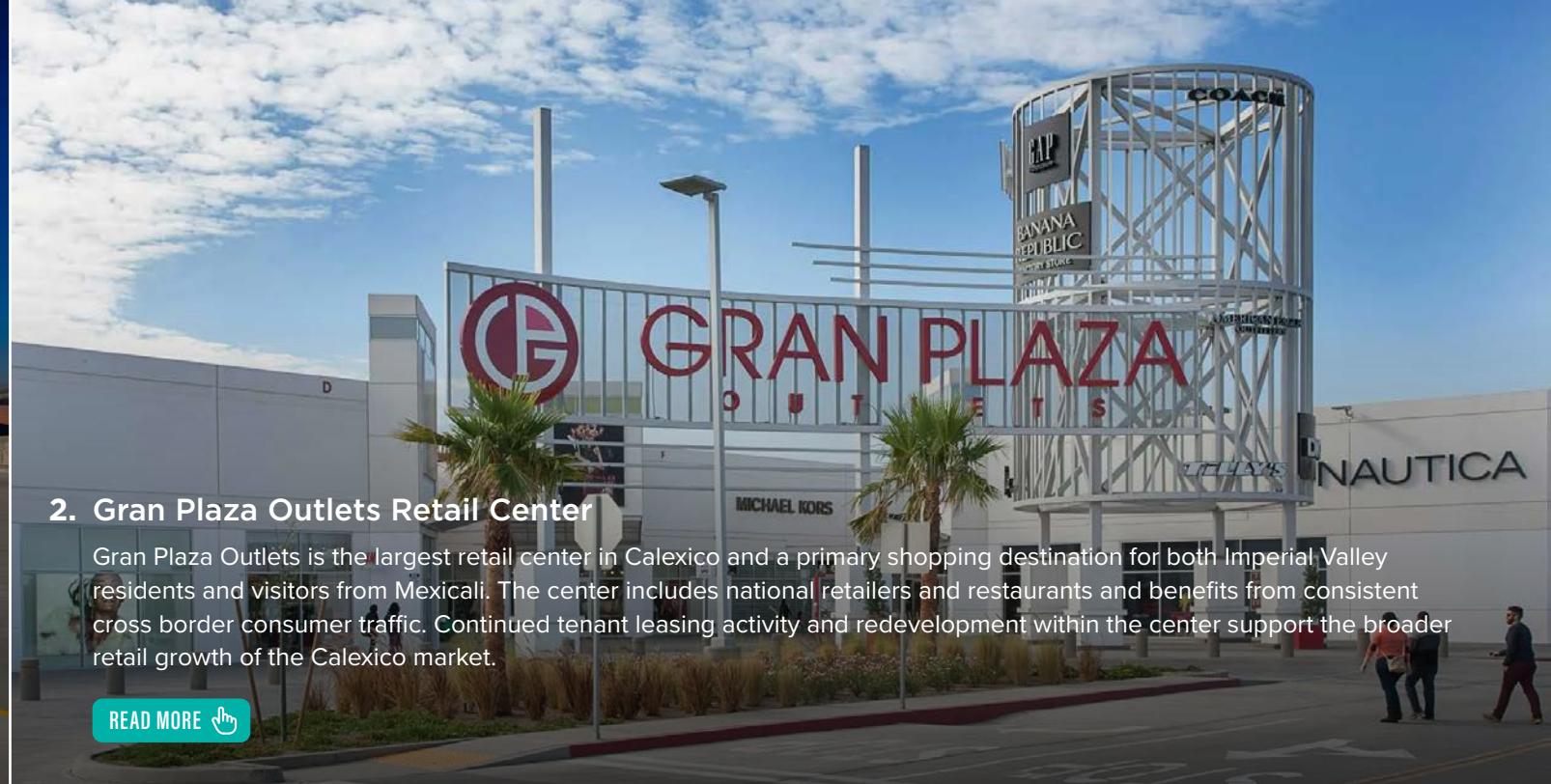
NEARBY DEVELOPMENTS



1. Calexico West Land Port of Entry Modernization

The federal government is redeveloping the Calexico West Land Port of Entry, one of the busiest pedestrian border crossings in the world. The modernization project will replace outdated inspection facilities, expand pedestrian and vehicle processing areas, and improve traffic circulation between Calexico and Mexicali. The project is expected to increase border crossing efficiency and strengthen retail and restaurant demand in the surrounding commercial corridor.

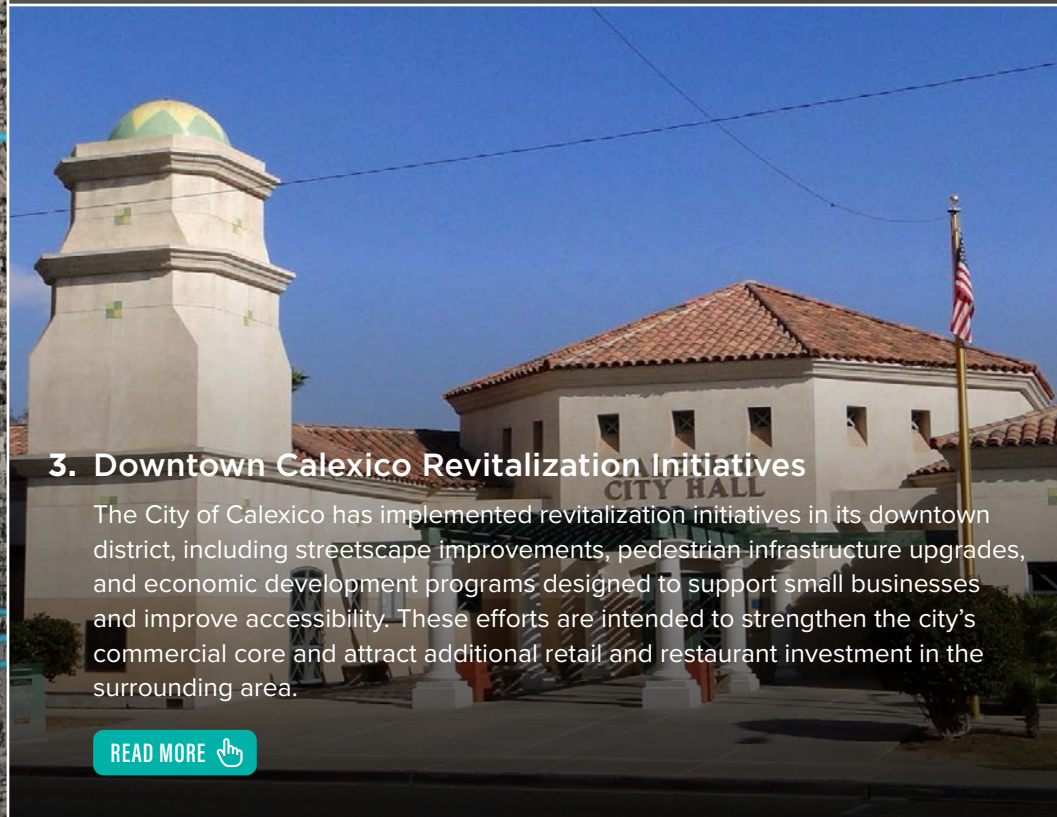
[READ MORE](#)



2. Gran Plaza Outlets Retail Center

Gran Plaza Outlets is the largest retail center in Calexico and a primary shopping destination for both Imperial Valley residents and visitors from Mexicali. The center includes national retailers and restaurants and benefits from consistent cross border consumer traffic. Continued tenant leasing activity and redevelopment within the center support the broader retail growth of the Calexico market.

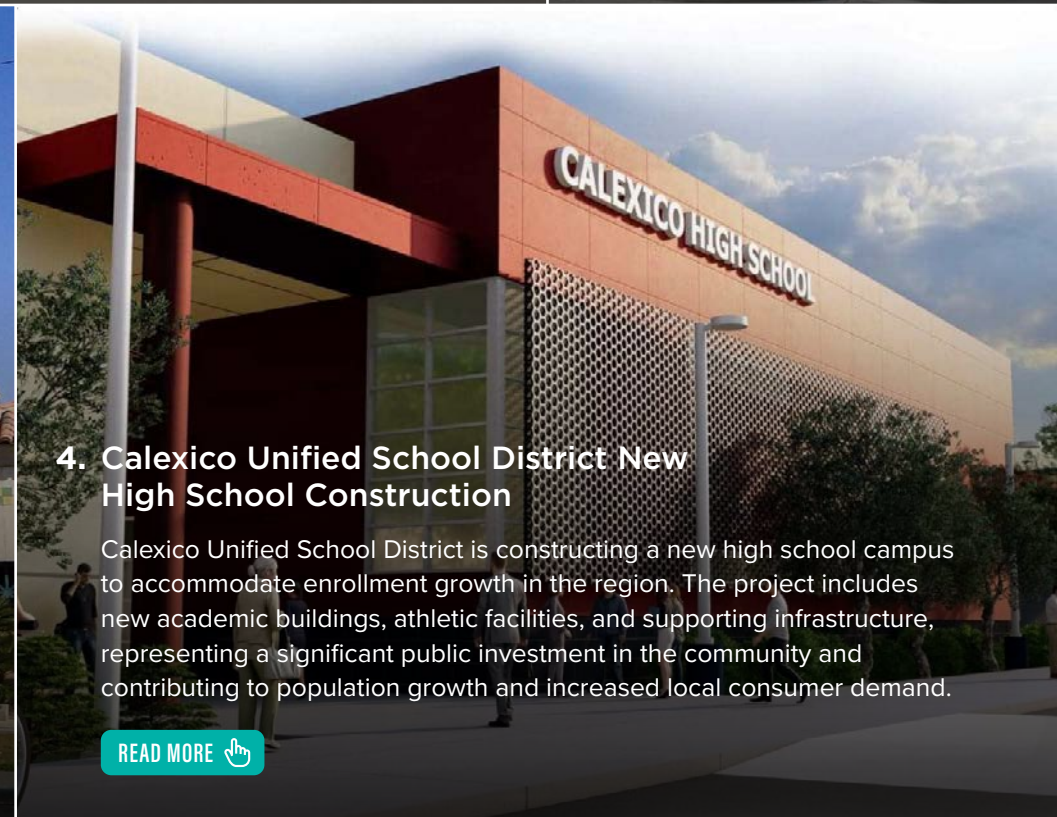
[READ MORE](#)



3. Downtown Calexico Revitalization Initiatives

The City of Calexico has implemented revitalization initiatives in its downtown district, including streetscape improvements, pedestrian infrastructure upgrades, and economic development programs designed to support small businesses and improve accessibility. These efforts are intended to strengthen the city's commercial core and attract additional retail and restaurant investment in the surrounding area.

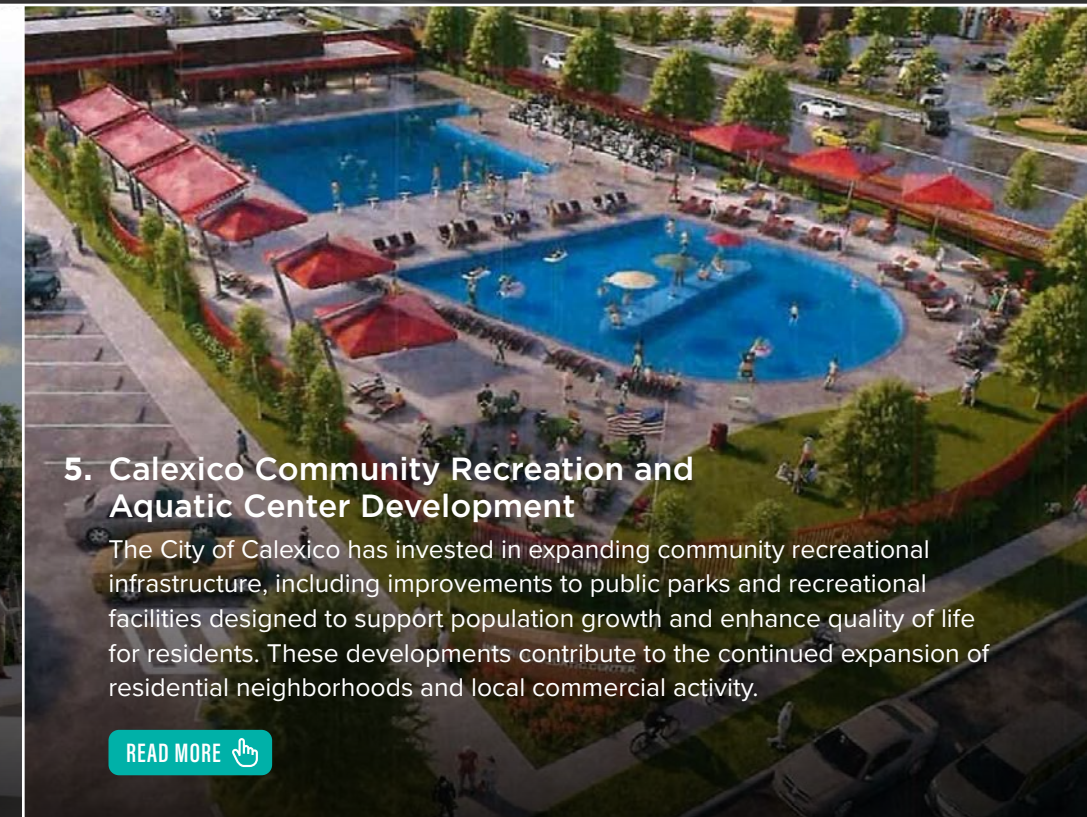
[READ MORE](#)



4. Calexico Unified School District New High School Construction

Calexico Unified School District is constructing a new high school campus to accommodate enrollment growth in the region. The project includes new academic buildings, athletic facilities, and supporting infrastructure, representing a significant public investment in the community and contributing to population growth and increased local consumer demand.

[READ MORE](#)



5. Calexico Community Recreation and Aquatic Center Development

The City of Calexico has invested in expanding community recreational infrastructure, including improvements to public parks and recreational facilities designed to support population growth and enhance quality of life for residents. These developments contribute to the continued expansion of residential neighborhoods and local commercial activity.

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CALEXICO CALIFORNIA

Located in southeastern Imperial County along the U.S.–Mexico border, the City of Calexico serves as a key regional gateway community positioned along State Route 98 and State Route 111, providing connectivity to Interstate 8 and the broader Imperial Valley. The local economy is supported by cross-border commerce, agriculture, logistics, education, healthcare services, and government employment tied to the Calexico East Port of Entry, one of the busiest commercial border crossings in California. Major employers including Pioneers Memorial Healthcare District, the Calexico Unified School District, and border and customs operations help sustain consistent year-round consumer activity for local retailers, restaurants, and convenience-oriented uses.

Calexico functions as an important neighborhood- and region-serving commercial hub for surrounding Imperial Valley communities as well as cross-border visitors from Mexicali, capturing daily needs-based spending and commuter traffic. Retail and service uses are primarily concentrated along key corridors such as Imperial Avenue, State Route 111, and areas near the Calexico East Port of Entry, where quick-service restaurants, convenience retail, and essential services benefit from strong traffic volumes. While modest in resident population, the broader trade area extends across Imperial County and into the Mexicali metropolitan region, supporting steady visitation patterns and providing a reliable consumer base for drive-thru and convenience-focused operators.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
37,188	\$80,257	25,247

SOURCE: SITESUSA, 2026



EL CENTRO MSA

*Downtown El Centro
11 miles north
of Subject Site*

The El Centro Metropolitan Statistical Area serves as the primary economic, governmental, and retail hub for Imperial County and the greater Imperial Valley region. Anchored by the city of El Centro, the MSA combines a strong agricultural foundation with growing cross-border commerce and regional service industries. With a metropolitan population of approximately **180,000 residents**, the El Centro MSA functions as a central commercial and employment center for surrounding communities throughout Imperial County.

The regional economy is supported by a diverse employment base including agriculture, healthcare, education, logistics, government services, and retail trade. Major institutions such as El Centro Regional Medical Center, Imperial Valley College, and Naval Air Facility El Centro anchor key employment sectors while generating consistent economic activity and consumer demand. Its strategic location along Interstate 8 and State Route 111 reinforces the region's role as a vital transportation corridor linking Southern California with Arizona and facilitating cross-border trade with Mexicali.



*Best Small Desert Town of 2025
Travel + Leisure*

Culturally, El Centro reflects a blend of agricultural heritage, binational influence, and desert recreation. El Centro serves as a gateway to Imperial Valley tourism and outdoor destinations, including the nearby Algodones Dunes and regional agricultural festivals that draw visitors throughout the year. Continued investment in healthcare, infrastructure, and neighborhood-serving retail corridors supports long-term economic stability and reinforces the El Centro MSA as a dependable market for national and regional operators. The area also benefits from steady visitation tied to seasonal tourism and cross-border activity.

TENANT PROFILE



Founded in 1972 in New Orleans, Louisiana, Popeyes® boasts over 45 years of culinary tradition and history. Renowned for its unique New Orleans-style menu featuring delectable offerings like fried chicken, chicken tenders, fried shrimp, and other regional favorites, Popeyes® has earned its place as one of the world's largest quick-service chicken restaurants. The chain's famous Louisiana seasoning and hand-battered preparation techniques contribute to its distinctive taste. With more than 3,700 locations across the United States and around the globe, Popeyes® is celebrated for its commitment to Louisiana heritage and authentic flavors. The brand's iconic chicken sandwich, launched in 2019, sparked a nationwide craze and significantly boosted its popularity.

As a subsidiary of Restaurant Brands International (RBI), Popeyes® is part of a powerhouse in the quick-service restaurant industry. RBI, with annual system-wide sales exceeding \$35 billion, operates over 29,000 restaurants in more than 100 countries. The company's strategic growth initiatives and marketing campaigns have helped expand Popeyes® reach. Among its portfolio are four esteemed and iconic quick-service restaurant brands, including Tim Hortons®, Burger King®, Popeyes®, and Firehouse Subs®. Rated "BB" by S&P, Restaurant Brands International stands as a leader in the global culinary landscape.

Popeyes® continues to grow and innovate, staying true to its roots while appealing to a broad, international audience. The introduction of new menu items and limited-time offerings keeps the brand fresh and exciting for customers. Its dedication to quality and flavor has solidified its status as a beloved brand worldwide.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARENT COMPANY
\$6.8B	3.7K+	25K+	rbi restaurant brands international

SOURCE: 2025, STATISTA



IN THE NEWS



MATT RUBIN APPOINTED CHIEF MARKETING OFFICER OF POPEYES® U.S. & CANADA

January 15, 2025 | *Popeyes Newsroom*

Today, Popeyes® announced Matt Rubin as Chief Marketing Officer for the U.S. and Canada. In this role, Rubin will lead Popeyes' marketing strategy, brand positioning, and customer engagement across all channels. "Matt brings a deep understanding of the Popeyes brand, the guest, and the broader quick-service restaurant landscape," said Peter Perdue, President of Popeyes U.S. and Canada. "His experience across marketing, analytics, and digital positions him well to move quickly to strengthen our...

FULL ARTICLE

MEGAN THEE STALLION OFFICIALLY OPENS HER FIRST POPEYES FRANCHISE IN MIAMI

January 4, 2026 | *Complex Magazine*

Megan Thee Stallion has officially turned her viral Popeyes partnership into a brick-and-mortar reality. The "Savage" rapper opened her Miami-based Popeyes location on Thursday (Jan. 15) with a ceremonial ribbon-cutting. The staff wore 'Hottie-certified' uniforms for the occasion, while the restaurant was decked in fun LED lights, stallion artwork, and a custom interior design that was created in collaboration with Meg. Popeyes locations nationwide will soon roll out the "The Megan Meal," a...



FULL ARTICLE

**EXCLUSIVELY
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POPEYES®

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