

El Pollo Loco

\$3,450,000 Offering Price | 4.15% Cap Rate | \$143,018 NOI

El Pollo Loco Absolute NNN Ground Lease | T-Mobile Mono-palm Cell Tower Lease



78621 Highway 111, La Quinta, CA 92253

REAL ESTATES
UNLIMITED 

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168 Las Tunas Dr #105, Arcadia, CA 91007

OFFERING SUMMARY

LOCATION

78621 Highway 111, La Quinta, CA 92253

OFFERING SUMMARY

Price: \$3,450,000

Current NOI: \$143,018

Current Cap Rate: 4.15%

Net Rentable Area: 2,864 sf

Year Built: 2018

Lot Size: 0.75 Acres

APN: 643-220-028



INVESTMENT HIGHLIGHTS

Two Tenant Corporate Lease Investment, Strong Corporate Guarantees

El Pollo Loco with Drive-Thru| Absolute NNN Corporate Ground Lease; 13 Years Remaining, two 5- year options | 10% Increases Every 5 Years | No Landlord Responsibilities

T-Mobile Monopalm Cell Tower Site Lease | Long Term Tenant since 1996 | 6+ Years Remaining, four 5-year options | 15% Increases Every 5 Years | No Landlord Responsibilities

Newer construction; El Pollo Loco constructed in 2018; T-Mobile Monopalm cell tower installed in 2018.

Prime retail location; within Washington Park shopping center, a 600,000 sq. ft. major power center anchored by Target, Lowe's, Trader Joe's, TJ Maxx, Ultra, Cost Plus World Market, and many more.

Strong Retail, High Traffic Corridor | Located on HWY 111, the area's primary retail and traffic corridor; and near the city's heaviest intersection on HWY 111 and Washington St. with a combined traffic count of 90,000+ CPD

Dense, Affluent, High growth Area; over 187,000 population with an average household income in excess of \$103,000 within a 5-mile radius

La Quinta is one of the nine cities in Riverside's County, Coachella Valley; a popular tourist destination with 14.4 million annual visitors and a significant population growth to approximately 500,000



El
Pollo
Loco



LEASE SUMMARY



Tenant	El Pollo Loco, Inc.	T-Mobile West, LLC
Lease Guarantor	Corporate	Corporate
Lease Commencement	April 1, 2018	October 20, 1996
Lease expiration	March 31, 2038	October 19, 2031
Remaining term	13 years	6.5+ years
Lease Type	Absolute NNN Ground Lease	Site Lease
Landlord Responsibilities	None	None
Monthly Rent	\$10,312.50	\$1,605.68
Annual Rent	\$123,750.00	\$19,268.16
Rental Increases	10% every 5 Years	15% every 5 years
Renewal Options	Two, 5-Year Options	Four, 5- Year Options

RENT ROLL

TENANT	SF	RENT /SF YR	RENT/MO	RENT/YR	RENT COMMENC EMENT	EXPIRATI ON	OPTIONS	INCREASES
El Pollo Loco, INC.	2,864	\$43.21	\$10,312.50	\$123,750.00	04-01-18	03-31-38	Two, 5 Year	10% every 5 years
T-Mobile Monopalm cell tower	—	—	\$1,605.68	\$19,268.16	10-20-96	10-19-31	Four, 5 Years	15% every 5 years
			\$11,918.18	\$143,018.16				



RENT SCHEDULE

El Pollo Loco

T-Mobile

YEAR	ANNUAL RENT	YEAR	ANNUAL RENT
Current to 03/31/2028	\$123,750.00	Current to 10/19/2031	\$19,268.16
04/01/2028 - 03/31/2033	\$136,125.00	<i>Option 1:</i> 10/20/2031 – 10/19/2036	\$22,158.38
04/01/2033 – 03-31-2038	\$149,737.50	<i>Option 2:</i> 10/20/2036 – 10/19/2041	\$25,482.14
<i>Option 1:</i> 04/01/2038 - 03/31/2043	\$164,711.25	<i>Option 3:</i> 10/20/2041 – 10/19/2046	\$29,304.46
<i>Option 2:</i> 04/01/2043 - 03/31/2048	\$181,182.38	<i>Option 4:</i> 10/20/2046 – 10/19/2051	\$33,700.13

SITE PLAN



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



BANK OF AMERICA
 DEL TACO
 Desert Wine

BASKIN-ROBBINS

STATER BROS. markets

Staples

petco

WDC

LG's PRIME STEAKHOUSE
Locally Owned & Nationally Known

FISHERMAN'S

DENTAL GROUP
 LA QUINTA

Carl's Jr.

ROSS DRESS FOR LESS

THE VITAMIN SHOPPE

BIG 5 SPORTING GOODS

Red Robin

VONS

ALDI

Shopee

IN-N-OUT BURGER

T-Mobile

El Pollo Loco

DEMOGRAPHICS	
Population:	
1-Mile Radius	8,119
3-Mile Radius	76,700
5-Mile Radius	187,222
Household Income:	
1-Mile Radius	\$120,194
3-Mile Radius	\$110,120
5-Mile Radius	\$103,700

Simon Dr.

Simon Dr.

• AERIAL OVERVIEW



simon Dr.

simon Dr.

simon Dr.

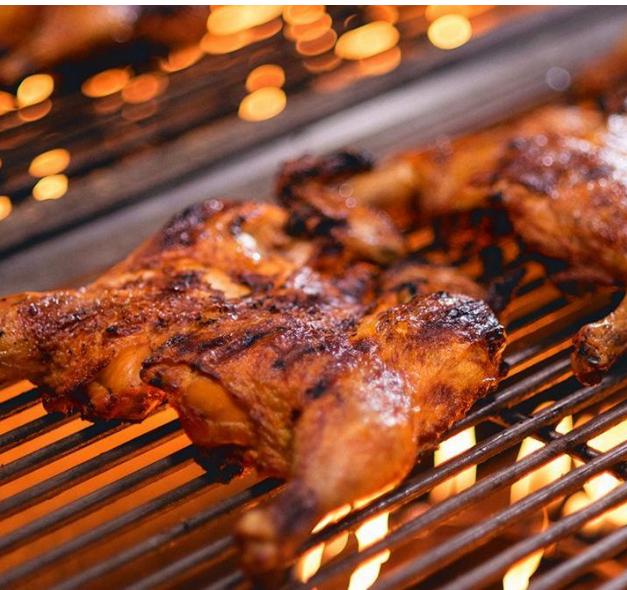
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• AERIAL OVERVIEW



90,000+ CPD

• AERIAL OVERVIEW



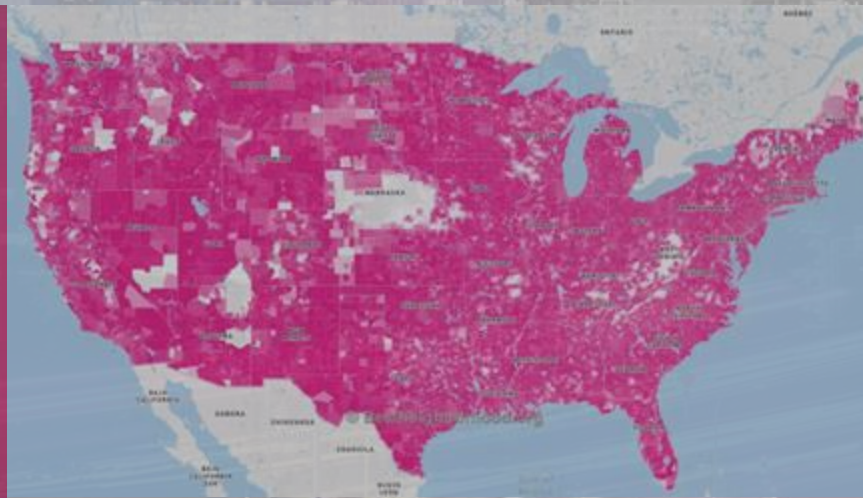
TENANT PROFILE

El Pollo Loco (Nasdaq: LOCO) is the nation's leading fire-grilled chicken T-Mobile (Nasdaq: TMUS) is the 2nd - largest wireless restaurant known for its craveable, flavorful, and better-for-you offerings. Recently voted as the #1 "Best Restaurant for Quick, Healthy Food" in USA TODAY's 10Best Readers' Choice Awards, our menu features innovative meals with Mexican flavors made daily in our restaurants using quality ingredients. At El Pollo Loco, inclusivity is at offers voice, messaging, and data services to postpaid, the heart of our culture. Our community of over 4,000 employees reflects our commitment to creating a workplace where everyone has a also provides wireless devices, including smartphones, seat at our table. Since 1980, El Pollo Loco has successfully expanded its wearables, tablets, home broadband routers, and other presence, operating more than 495 company-owned and franchised restaurants across seven U.S. states: Arizona, California, Colorado, Nevada, Texas, Utah, and Louisiana. The company has also extended its footprint internationally, with ten licensed restaurant locations in the Philippines. source: elpolloloco.com



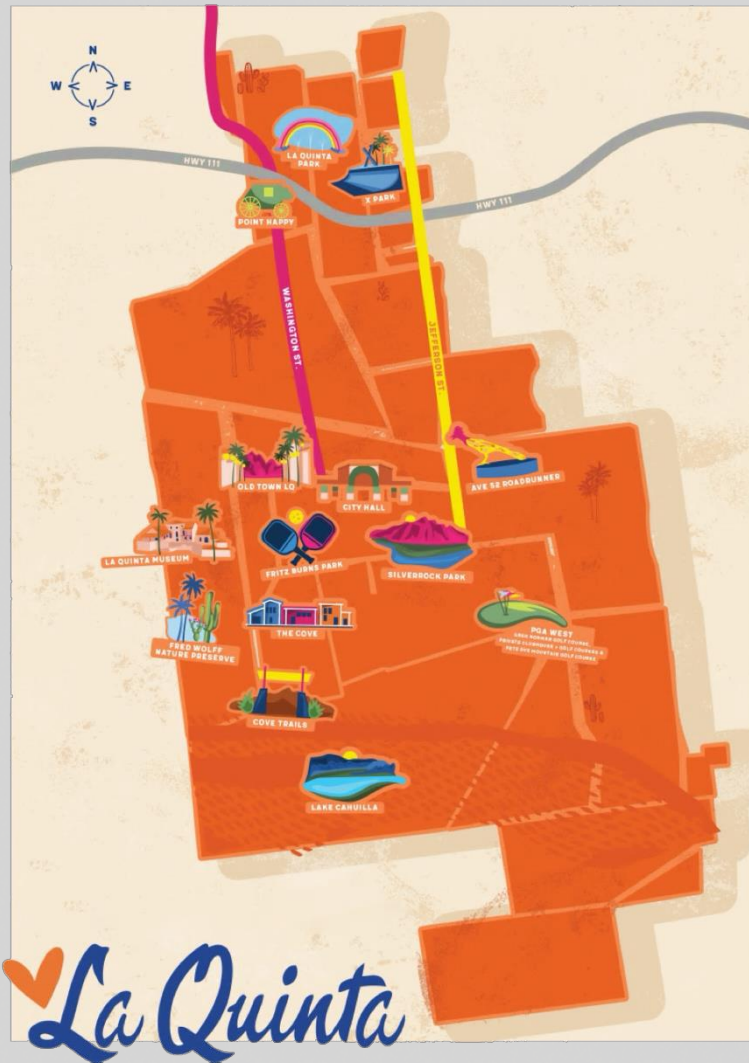
TENANT PROFILE

T-Mobile (Nasdaq: TMUS) is the 2nd - largest wireless carrier in the U.S. with 7,978 locations. T-Mobile US, Inc., together with its subsidiaries, provides wireless communications services in the United States, Puerto Rico, and the United States Virgin Islands. The company prepaid, and wholesale and other services customers. It mobile communication devices, as well as accessories; financing through equipment installment plans; reinsurance for device insurance policies and extended warranty contracts; and high-speed internet services. The company offers services, devices, and accessories under the T-Mobile, Metro by T-Mobile, and Mint Mobile brands through its owned and operated retail stores, customer care channels, national retailers, and its websites, as well as through T-Mobile, Metro by T-Mobile, and Mint Mobile apps. It also sells devices to dealers and other third-party distributors for resale through independent third-party retail outlets and various third-party websites. The company was founded in 1994 and is headquartered in Bellevue, Washington. T-Mobile US, Inc. is a subsidiary of Deutsche Telekom AG. source: finance.yahoo.com



T Mobile

AREA OVERVIEW



La Quinta, Coachella Valley

La Quinta, a high-growth desert resort city in Riverside County, boasts a population exceeding 187,000 and an average household income exceeding \$103,000 within a 5-mile radius. Its economy thrives from major retail, commercial, and tourism establishments, renowned for world-class golf courses like PGA West and luxurious resorts. La Quinta, along with eight other cities, forms the Coachella Valley, a stunning and vibrant region with a population of around 500,000. Known for its picturesque landscapes, rich cultural heritage, and thriving communities, the Coachella Valley is often referred to as the Greater Palm Springs and a major tourist destination. It attracts an estimated 14.4 million annual visitors, generating \$9 billion annually and supporting approximately 51,000 tourism-related jobs. Transportation in the area includes:

- Airports: Palm Springs International Airport (year-round), Jacqueline Cochran Regional Airport (Thermal), and Bermuda Dunes Municipal Airport (Bermuda Dunes).

- Freeways/Highways: Interstate 10 (east from Santa Monica to Palm Springs), and State Route 111 (main arterial highway between Coachella Valley cities).

- **Location:** La Quinta, Coachella Valley.
- **Location and Growth:** A high-growth desert resort city in Riverside County, known as the “Gem of the Desert.”
- **Economy:** Bolstered by major retail, commercial, and tourism establishments, with a focus on golf courses, resorts, and casinos.
- **Tourism:** Part of the Coachella Valley, a major tourist destination known for its annual events, attracting millions of visitors and supporting thousands of tourism-related jobs.
- **Airports:** Palm Springs International Airport, Jacqueline Cochran Regional Airport, and Bermuda Dunes Municipal Airport.

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population			
2024 Estimated Population	8,119	76,700	187,222
2029 Projected Population	8,910	83,156	34,401
Annual Growth 2024-2029	1.9%	1.7%	1.7%
Households & Growth			
2024 Estimated Households	3,524	30,472	73,399
2029 Projected Households	3,877	33,114	79,829
Projected Annual Growth 2024-2029	2%	1.7%	1.8%
Race & Ethnicity			
2023 Estimated White	43.47%	35.59%	32.81%
2023 Estimated Black or African American	1.17%	1.41%	1.43%
2023 Estimated Asian or Pacific Islander	5.31%	3.02%	2.38%
2023 Estimated Other Races	24.91%	29.43%	30.85%
2023 Estimated Hispanic	25%	30.54%	32.55%
Income			
2024 Estimated Average Household Income	\$120,194	\$110,120	\$103,700
2024 Estimated Median Household Income	\$84,162	\$76,123	\$72,749
Businesses & Employees			
2024 Estimated Total Businesses	829	2,611	7,919
2024 Estimated Total Employees	6,325	23,026	60,281





Exclusively Listed by:

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