MCDONALD'S GROUND LEASE

13496 LA-73, GEISMAR, LA 70734

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HIGH-INCOME MARKET
$173K+ Avg HH
Income (1-mile)

HIGH TRAFFIC ACCESS
LA-73 - 22,666 VPD
I-10 - 103,341 VPD

HEALTHCARE TRAFFIC
Near Baton Rouge General -
Ascension Emergency Room

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Porthaven Partners

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EXECUTIVE SUMMARY

Porthaven Partners is pleased to present the opportunity to acquire a brand new, long-term McDonald's ground lease located at 13496 LA-73 in Geismar, Louisiana, within the Baton Rouge MSA. The offering combines corporate McDonald's credit, brand-new 2025 construction, a 20-year absolute net ground lease, and a high-visibility drive-thru position in one of Ascension Parish's strongest growth corridors.

McDonald's relocated to the Property from a prior location approximately 100 yards away, preserving its established customer base while upgrading into a new freestanding restaurant purpose-built for modern drive-thru demand. The relocation underscores the brand's long-term commitment to this specific corridor and reinforces the strategic value of the LA-73 / Old Jefferson Highway trade area.

The Property is leased to McDonald's USA, LLC under a 20-year absolute net ground lease with rent commencement of August 20, 2025 and lease expiration on August 19, 2045. The lease features a low $90,000 in annual ground rent and no landlord responsibilities, creating a clean passive-income profile for investors.

The surrounding trade area is both affluent and growing. Average household income is $173,569 within 1 mile, $137,774 within 3 miles, and $125,402 within 5 miles, while the 5-mile population is projected to grow from 70,359 residents in 2025 to 74,154 residents by 2030. That combination of purchasing power and residential growth supports recurring QSR demand and strengthens the long-term rent story.

The site also benefits from meaningful regional demand drivers, including Our Lady of the Lake Regional Medical Center, a 928-bed healthcare anchor, and Louisiana State University, located only 17 minutes from the Property. With visibility along LA-73 / Old Jefferson Highway with 22,666 VPD, nearby access to I-10 with 103,341 VPD, and proximity to schools, daily-needs retail, and industrial employment, the Property is positioned within a durable daily-traffic environment.

Property Photo

INVESTMENT SUMMARY

PROPERTY

Address	13496 LA-73
City	Geismar, Louisiana
Property Type	QSR / Corporate Ground Lease
Year Built	2025
Building GLA	3,700
Land Area (Acres)	1.28

TENANT & LEASE

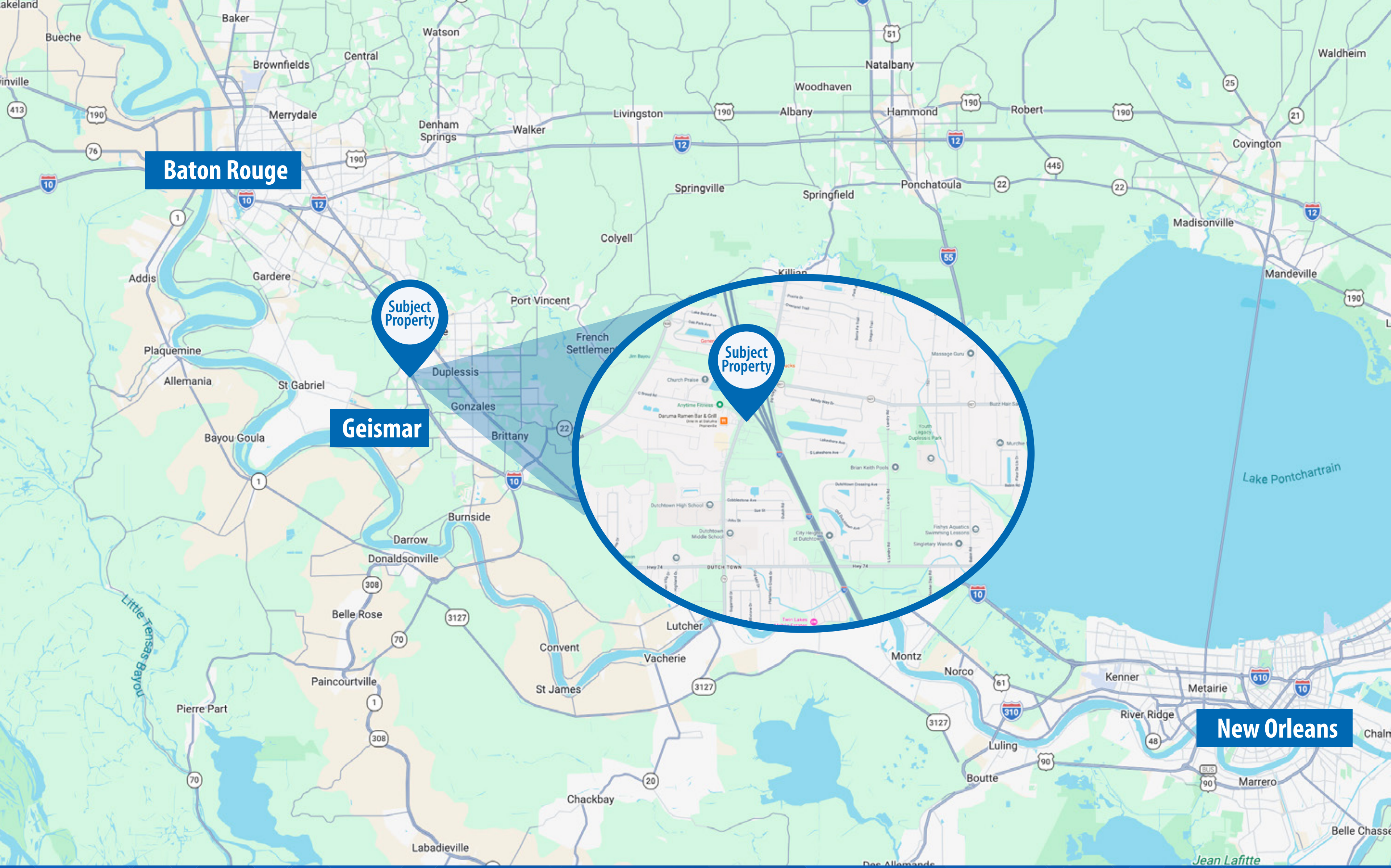
Tenant	McDonald's USA, LLC
Guarantor Profile	Corporate
Lease Type	Absolute Net Ground Lease
Annual Base Rent	$90,000
Base Term Remaining	19+ Years
Renewal Options	8, 5-year options option(s) x 5% every five years year(s)
Base Term	20 Years
Rent Commencement Date	8/20/2025
Expiration Date	8/19/2045
Early Termination	None

OFFERING PRICE
$2,118,000

CAP RATE
4.25%

OWNERSHIP INTEREST
Leased Fee (Ground Lease)

ENCUMBRANCES
Free & Clear



REGIONAL MAP

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INVESTMENT HIGHLIGHTS

Brand-New 2025 Construction / Strategic Relocation • McDonald's replaced a nearby in-line/convenience-store location with a newly constructed freestanding restaurant approximately 100 yards away, reinforcing the importance of the trade area while upgrading into a purpose-built drive-thru format.

Corporate McDonald's Lease • The lease entity is McDonald's USA, LLC, paired with one of the most recognizable global restaurant brands and an investment-grade credit profile of Baa1 / BBB+ (Moody's/S&P).

20-Year Absolute Net Ground Lease • The tenant operates under a long-term absolute net ground lease with zero landlord responsibilities, giving investors long-term, passive cash flow from the leading global QSR operator.

New Freestanding Drive-Thru Site • The site plan reflects a purpose-built McDonald's drive-thru restaurant with 35 parking spaces and a 3,700 SF building, designed for speed, access, and high customer throughput.

High-Traffic Access • The Property fronts LA-73 / Old Jefferson Highway, which carries 22,666 VPD, and is proximate to I-10, a major regional corridor with 103,341 VPD.

Affluent and Growing Trade Area • The 1-mile trade area reports average household income of $173,569, while the 5-mile population is projected to grow from 70,359 residents in 2025 to 74,154 residents by 2030.

Daily-Needs Retail and School Demand • Nearby traffic drivers include Walmart Supercenter, Sam's Club, Lowe's, Home Depot, ALDI, T.J. Maxx, Ross, multiple national restaurants, and the Dutchtown school cluster.

Major Healthcare and University Anchors • The location benefits from nearby Our Lady of the Lake Regional Medical Center, a 928-bed regional healthcare anchor, and Louisiana State University, located only 17 minutes from the Property.

Industrial and Institutional Employment Base • The broader Baton Rouge MSA benefits from nearby chemical manufacturing plants, LSU, Our Lady of the Lake, and major port/logistics activity, supporting daytime population and recurring food-service demand.

SUBJECT PROPERTY PHOTOS

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LEASE SUMMARY

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LEASE ABSTRACT	
Location	13496 LA-73, Geismar, Louisiana 70734
Tenant	McDonald’s USA, LLC
Guarantor Type	Corporate
Tenant DBA	McDonald’s
Building GLA (SF)	3,700 SF
Land Acres	1.28 Acre
Rent Commencement	8/20/2025
Lease Expiration	8/19/2045
Initial Term (Years)	20
Remaining Term (Years)	19+ Years
Renewal Options (#)	8, 5-year options
Option Notice Period	150 days prior to expiration
Rental Increases	5% every five years
Lease Type	Absolute Net Ground Lease
Landlord Responsibilities	None
Administrative Fee	None
Purchase Option	None
ROFR	Yes - 30-day tenant ROFR to purchase
Termination Option	None
Financial Reporting	None
Assignment / Subletting	Tenant may assign/sublease without Landlord consent; Tenant remains liable

LEASE SUMMARY

EXPENSES

Expense	Financial	Managerial	Notes
Real Estate Taxes	Tenant	Tenant	Tenant directly responsible
Insurance	Tenant	Tenant	Tenant to maintain property and liability insurance; Landlord named additional insured
CAM	Tenant	Tenant	Tenant responsible
Building Repairs & Maintenance	Tenant	Tenant	Tenant Responsible
Parking Lot	Tenant	Tenant	Tenant responsible
Roof & Structure	Tenant	Tenant	Tenant responsible
HVAC	Tenant	Tenant	Tenant responsible
Utilities	Tenant	Tenant	Tenant responsible

Property Photo

RENT SCHEDULE

Term	Period Start	Period End	Annually	Monthly	Inc.
Base	8/20/25	8/19/30	$90,000	$7,500	
	8/20/30	8/19/35	$94,500	$7,875	5.00%
	8/20/35	8/19/40	$99,225	$8,269	5.00%
	8/20/40	8/19/45	$104,186	$8,682	5.00%
Option 1	8/20/45	8/19/50	$109,396	$9,116	5.00%
Option 2	8/20/50	8/19/55	$114,865	$9,572	5.00%
Option 3	8/20/55	8/19/60	$120,609	$10,051	5.00%
Option 4	8/20/60	8/19/65	$126,639	$10,553	5.00%
Option 5	8/20/65	8/19/70	$132,971	$11,081	5.00%
Option 6	8/20/70	8/19/75	$139,620	$11,635	5.00%
Option 7	8/20/75	8/19/80	$146,601	$12,217	5.00%
Option 8	8/20/80	8/19/85	$153,931	$12,828	5.00%

AERIAL VIEW

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AERIAL VIEW

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TENANT OVERVIEW

McDonald's Corporation (NYSE: MCD) was founded in 1940 and has grown into one of the largest and most iconic restaurant brands in the world. Headquartered in Chicago, IL, McDonald's operates a franchise-driven model centered on its classic hamburgers, breakfast menu, and café-oriented offerings — all delivered through a fast, consistent experience that has made it the number one ranked restaurant by total sales in the Quick Service Restaurant industry.

McDonald's serves customers globally with 41,822 restaurants across 118 countries, reporting $130.7 billion in systemwide sales in 2024. Approximately one-third — or 13,658 locations — operate within the United States, achieving average sales of $3.96MM per location in 2024.

The company reported $25.9 billion in total revenue for 2024 and carries a market capitalization of approximately $213 billion. Its investment-grade credit rating of BAA1/BBB+ reflects decades of brand stability, consistent cash flow generation, and a proven franchise system that insulates corporate performance from individual location variability.

McDonald's employs approximately 150,000 corporate employees globally, with its workforce extending to nearly 2 million when including franchisee staff. The brand's international reach, consumer recognition, and financial scale make it one of the most durable and creditworthy tenants available in the net lease market.

Source: McDonald's Corporation 2024 Annual Report; NYSE; Moody's; S&P Global Ratings

PARENT COMPANY PROFILE	
Company	McDonald's Corporation
Doing Business As	McDonald's
Entity Type	Public (MCD)
Business Use	Quick Service Restaurant
# of Locations	41,822
Founded	1940
Headquartered	Chicago, Illinois
Website	www.mcdonalds.com

McDonald's unveils "McDonald's > NEXT" global growth strategy, targeting 50,000+ locations by 2027

6/2/2026 — McDonald's CEO Chris Kempczinski unveiled the company's new long-range plan built around four pillars: menu quality and innovation, restaurant redesigns, improved in-store hospitality, and culturally driven marketing. The announcement followed Q1 2026 results showing 6% global systemwide sales growth and 3.9% U.S. comparable sales growth, with plans to open 8,000 new locations globally — including 900 in the U.S. — as part of the brand's most ambitious domestic expansion in decades.

Read the Article >>

LOCATION OVERVIEW

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Geismar, Louisiana

Geismar sits in Ascension Parish between Baton Rouge and New Orleans, giving the Property access to one of Louisiana's most important industrial, logistics, education, and healthcare corridors. The site is positioned along LA-73 / Old Jefferson Highway near I-10, placing the restaurant within a convenient daily-needs path for residents, commuters, school traffic, and regional employment traffic.

Ascension Parish has become one of the Baton Rouge area's most attractive suburban growth markets, supported by residential expansion, strong household incomes, and a concentration of regional retail nodes. The 1-mile average household income of $173,569 gives the immediate trade area an affluent consumer base, while the 5-mile population is projected to increase from 70,359 residents in 2025 to 74,154 residents by 2030.

The immediate corridor offers the kind of repeat-traffic environment McDonald's typically seeks: school traffic from Dutchtown High, Dutchtown Middle, and Dutchtown Primary; daily-needs retail including Walmart, Sam's Club, Lowe's, Home Depot, ALDI, T.J. Maxx, and Ross; and a cluster of national restaurants and automotive/service retailers. A strong fuel/convenience presence near the Property further reinforces the quick-service demand pattern at the intersection.

The broader Baton Rouge MSA adds institutional depth to the location story. Our Lady of the Lake Regional Medical Center is a 928-bed regional healthcare anchor, Louisiana State University is only 17 minutes from the Property, and the Port of Greater Baton Rouge ranks among the country's largest ports by tonnage. Nearby chemical manufacturing plants add another industrial employment layer to the trade area, supporting daytime population and recurring food-service demand.

McDonald's relocation from a prior location roughly 100 yards away adds a powerful brand-validation element to the real estate story. The tenant did not simply remain in the market; it upgraded into a new freestanding drive-thru format in the same immediate trade area, pairing proven local demand with a fresh long-term commitment to the corridor.

Baton Rouge MSA population
Approximately 880K

LA-73 / Old Jefferson Highway
22,666 VPD

Interstate 10
103,341 VPD

2025 population
6,486 within 1 mile; 28,594 within 3 miles; 70,359 within 5 miles

2030 projected population
6,726 within 1 mile; 29,873 within 3 miles; 74,154 within 5 miles

Average household income
$173,569 within 1 mile; $137,774 within 3 miles; $125,402 within 5 miles

Healthcare anchor
Our Lady of the Lake Regional Medical Center, 928 beds

University anchor
Louisiana State University, 17 minutes from the Property

DEMOGRAPHICS

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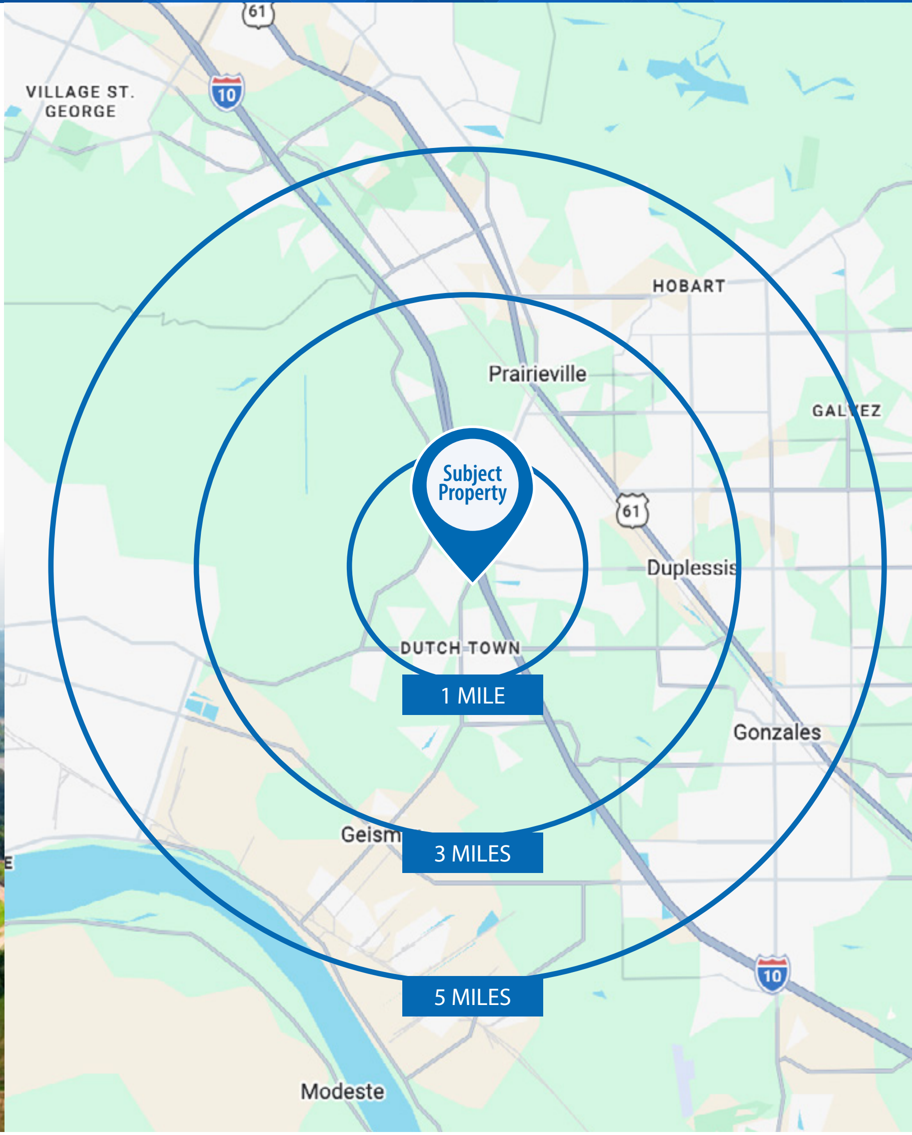
DEMOGRAPHIC PROFILE			
	1 MILE	3 MILES	5 MILES
Population 2025	6,486	28,594	70,359
Projected Population 2030	6,726	29,873	74,154
% Annual Increase	0.74%	0.89%	1.08%
Households	2,257	10,273	25,764
Avg HH Income	$173,569	$137,774	$125,402
Daytime Employment	20,253	45,977	77,392


Geismar, Louisiana



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