



SINGLE-TENANT NNN INVESTMENT PROPERTY

9211 Telegraph Road, Pico Rivera, CA 90660

EXECUTIVE SUMMARY

Located Along Heavily Traveled Telegraph Road in Pico Rivera, California, This Freestanding Restaurant Property Presents a Rare Opportunity to Acquire a Modern Quick-Service Restaurant Asset in One of Los Angeles County's Most Established Infill Markets.

Constructed in 2019, the Property Consists of Approximately 2,497 Square Feet Situated on ±13,637 Square Feet (±0.31 Acres). The Site Benefits from Strong Visibility, Established Traffic Patterns, and Convenient Access to Major Transportation Corridors Serving Southeast Los Angeles County.

Positioned Within a Dense Residential and Commercial Trade Area, the Property Is Surrounded by National Retailers, Neighborhood-Serving Businesses, Schools, and Regional Employment Centers. The Location Offers Excellent Accessibility and Strong Consumer Demographics, Making It Attractive for Investors Seeking a Strategic Southern California Location.

Property Details	
Property Address	9211 Telegraph Road Pico Rivera, CA 90660
County	Los Angeles County
Property Type	Freestanding Restaurant
Tenant	Popeyes Louisiana Kitchen
Land Use	Fast Food / Quick Service Restaurant
Building Size	±2,497 SF
Lot Size	±13,637 SF
Acreage	±0.31 Acres
Year Built	2019
Number of Buildings	1
Number of Units	1
Zoning	PRCG*
APN	6387-019-033
Lease Type	NNN Lease
Lease Term	20 Years
Landlord Responsibilities	None
Annual Minimum Rent	\$141,900 Years 6-10
Pricing	Contact Broker



INVESTMENT HIGHLIGHTS

Freestanding Popeyes Louisiana Kitchen Asset

The Property Consists of a Freestanding Popeyes Louisiana Kitchen Restaurant Building Totaling $\pm 2,497$ Square Feet on a $\pm 13,637$ Square Foot Lot. Built in 2019, the Asset Features Modern Construction, Site Improvements, and a Purpose-Built Quick-Service Restaurant Layout.

Long-Term 20-Year NNN Lease

The Property Is Secured by a Long-Term 20-Year Lease with a NNN Lease Structure and No Landlord Responsibilities. The Lease Provides Investors with Passive Income Backed by an Established National Quick-Service Restaurant Tenant.

Scheduled Rent Increases

The Lease Includes Scheduled Rent Increases Throughout the Lease Term, Providing Built-In Income Growth Over Time. This Structure Enhances the Long-Term Investment Profile and Supports Stable Cash Flow for Ownership.

High-Visibility Telegraph Road Location

Located Directly Along Telegraph Road, the Property Benefits from Strong Corridor Visibility and Convenient Regional Access Throughout Southeast Los Angeles County. The Site Is Positioned Within a Dense Infill Trade Area Surrounded by Residential Neighborhoods, Retail Uses, and Commercial Demand Drivers.



TENANT OVERVIEW

POPEYES

Popeyes Louisiana Kitchen

Popeyes Louisiana Kitchen Is One of the World's Largest Quick-Service Chicken Restaurant Brands, Known for Its Louisiana-Inspired Menu and Strong National Consumer Recognition. Founded in 1972 in New Orleans, Louisiana, the Brand Has Grown to More than 4,000 Locations Across the United States and International Markets.

The Chain Specializes in Fried Chicken, Chicken Sandwiches, Seafood Offerings, and Signature Side Dishes, Serving Millions of Customers Annually Through Dine-In, Drive-Thru, Takeout, and Digital Ordering Channels. Popeyes Has Experienced Significant National Growth in Recent Years, Supported by Strong Brand Awareness, Franchise Expansion, and Continued Consumer Demand Within the Quick-Service Restaurant Sector.

In 2017, Popeyes Became Part of Restaurant Brands International, One of the World's Largest Restaurant Companies, Which Also Owns Burger King, Tim Hortons, and Firehouse Subs. The Brand's Established Market Presence, National Footprint, and Continued Expansion Make It a Recognizable Tenant Within the Quick-Service Restaurant Industry.



LEASE OVERVIEW

Lease Term	Annual Rent	Monthly Rent	Rent PSF
Years 1-5	\$129,000	\$10,750.00	\$4.44
Years 6-10	\$141,900	\$11,825.00	\$4.88
Years 11-15	\$156,090	\$13,007.50	\$5.37
Years 16-20	\$171,699	\$14,308.25	\$5.91

Lease Structure

- 20-year Lease Term
- Absolute NNN Lease
- No Landlord Responsibilities
- Tenant responsible for Taxes, Insurance, Maintenance, Repairs, and Operating Expenses
- Scheduled Rental Increases every five years



PHOTOS



PHOTOS



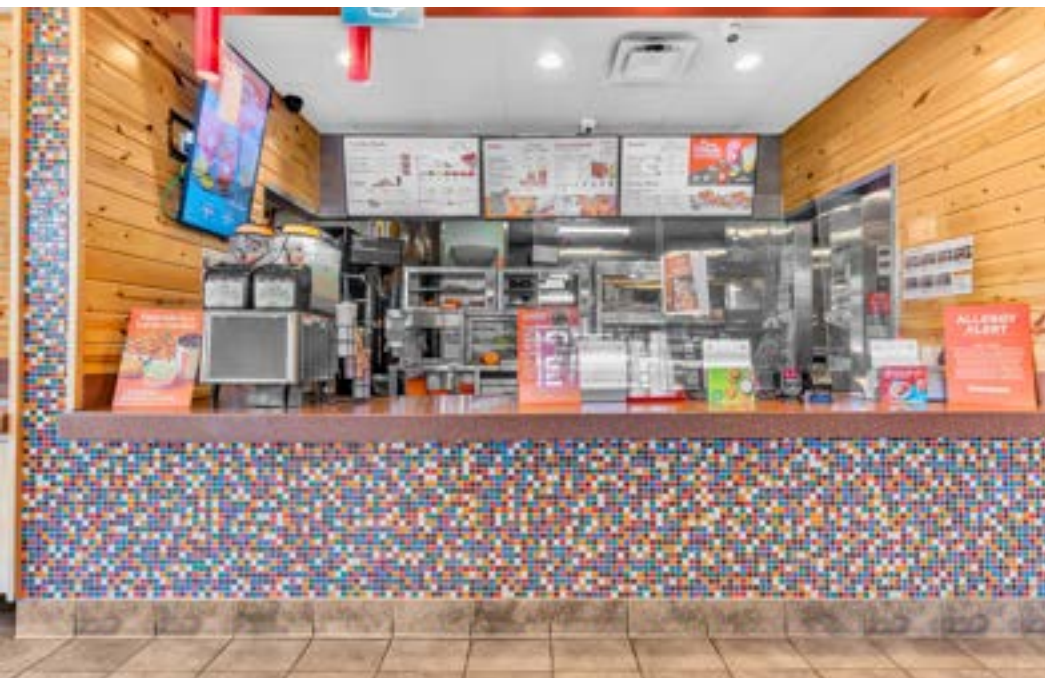
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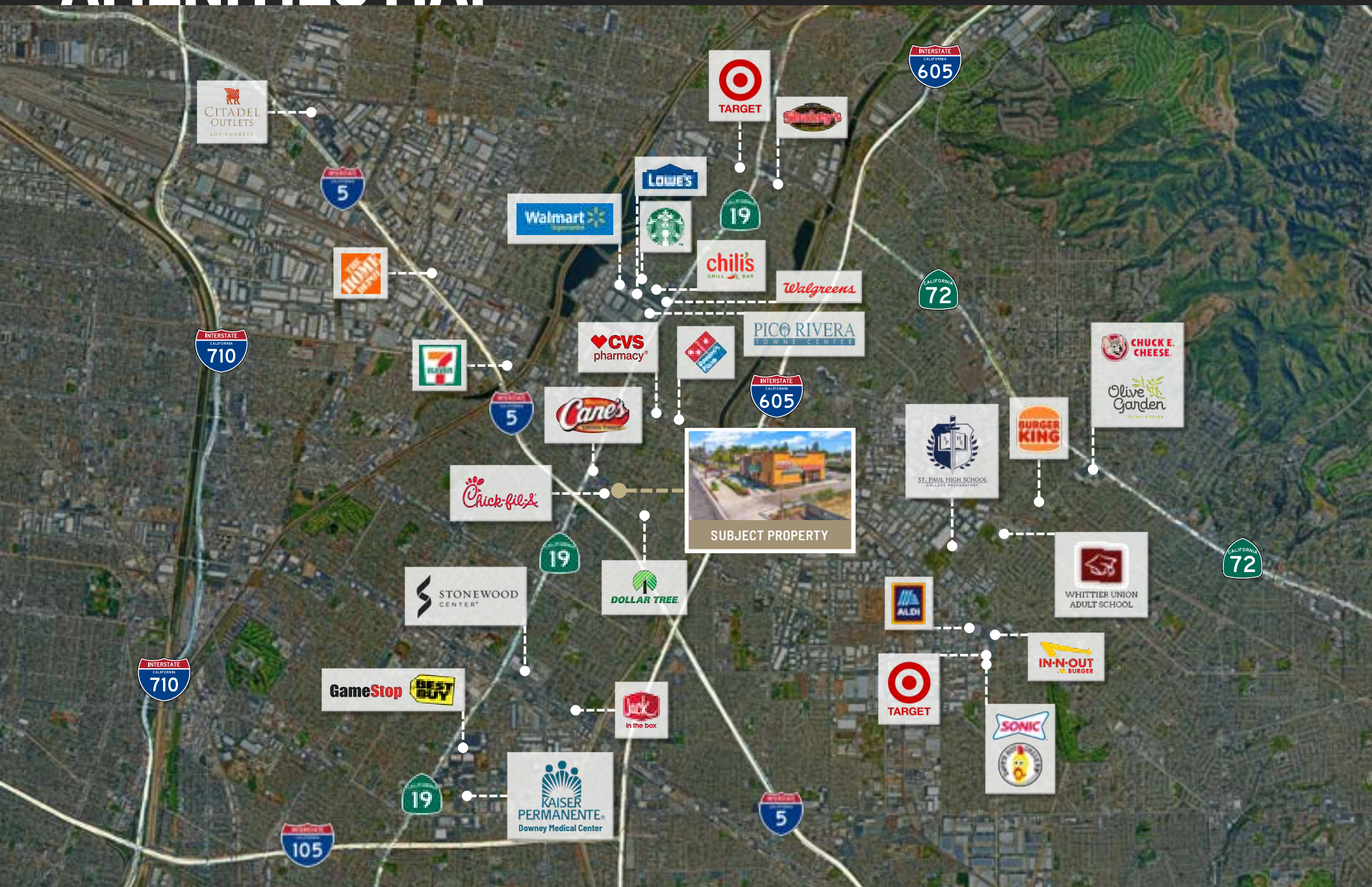
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PHOTOS



AMENITIES MAP

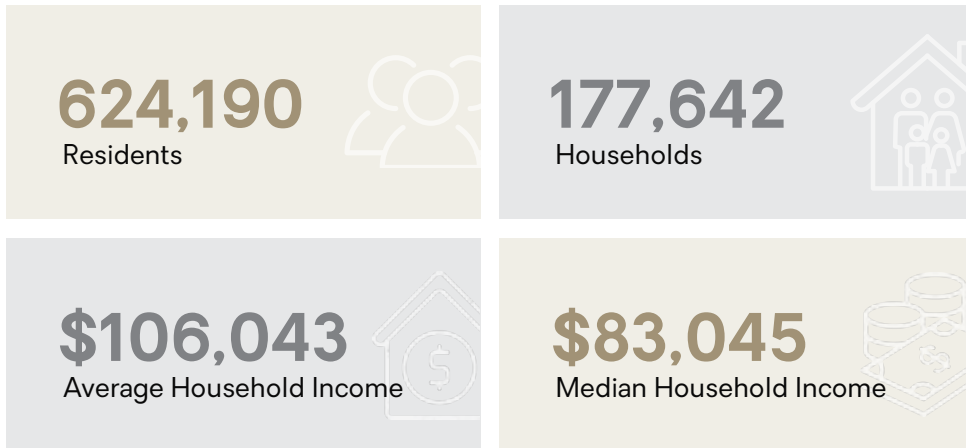


REGIONAL OVERVIEW



DEMOGRAPHICS & TRADE AREA OVERVIEW

Demographic Snapshots within 5 Miles



The property is supported by a dense infill Los Angeles County trade area with more than 624,000 residents and approximately 178,000 households within a five-mile radius. Strong surrounding household incomes, established residential density, and nearby retail activity reinforce the property's appeal for restaurant, owner-user, or investment acquisition.



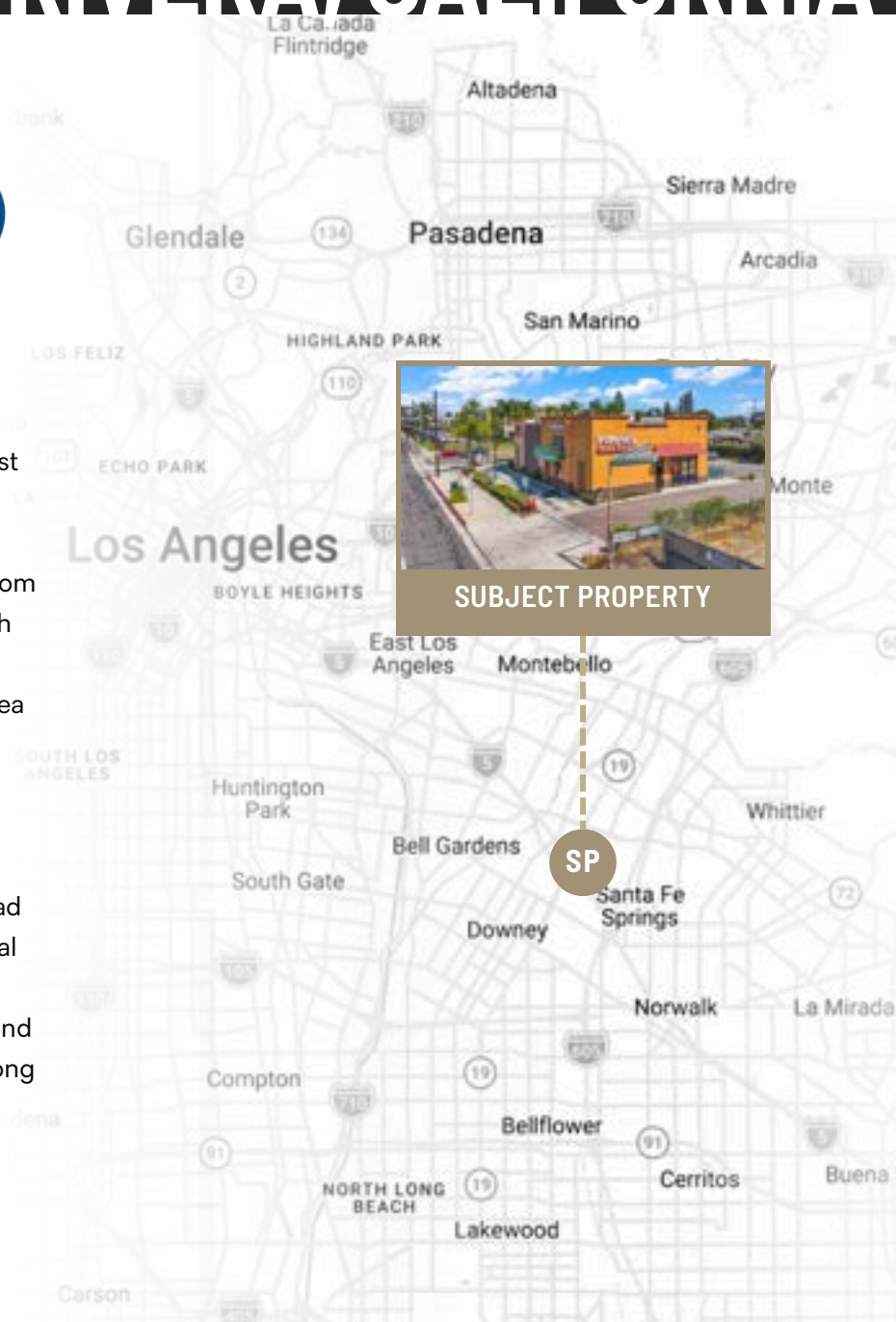
Radius	Population	Households	Avg HH Income	Med HH Income
1 Mile	27,794	7,985	\$131,288	\$97,096
3 Miles	200,747	57,369	\$112,779	\$88,927
5 Miles	624,190	177,642	\$106,043	\$83,045

ABOUT PICO RIVERA, CALIFORNIA



Pico Rivera is a dense, established Southeast Los Angeles County community located approximately 15 miles southeast of Downtown Los Angeles. The city benefits from its position within a mature infill market, with convenient access to Interstate 5, Interstate 605, and State Route 60, connecting the area to regional employment centers, retail destinations, and the broader Southern California consumer base.

The property's location along Telegraph Road places it within a heavily traveled commercial corridor surrounded by residential neighborhoods, national retailers, schools, and neighborhood-serving businesses. This strong mix of visibility, accessibility, and nearby consumer demand supports the long-term appeal of 9211 Telegraph Rd as a modern quick-service restaurant asset.



SUBJECT PROPERTY



Expedia



Wikipedia



HR Green



Homes.com



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9211 Telegraph Road, Pico Rivera, CA 90660



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