



# El Pollo Loco / For Sale

5688 S. Rainbow Blvd. Las Vegas, NV 89118

APN # 163-26-413-008



## INVESTMENT SUMMARY

**Price:** \$2,930,000  
**Cap Rate:** 4.5 %  
**Annual Rent:** \$132,000  
**Next Increase:** to \$145,200 in Year 2030

**Building Size:** 2400 Sq/Ft  
**Parcel Size:** .83 Acres  
**Year Built:** 2020  
**Parking:** 10:1000 SF  
**Drive Thru:** Yes



**Lease Term:** Primary 20 years. 4/5 year option.  
14 plus years remaining  
**Lease Type:** Corporate (El Pollo Loco NASDAQ: LOCO) Absolute NNN Ground Lease.  
No landlord responsibility  
**Rent Comm. Date:** June 1, 2020  
**Expiration Date:** May 30, 2040  
**Rent Increase:** 10% every 5 years including option period

**Location:** Located in NE corner of S. Rainbow and W. Russel  
Highly visible Southwest retail corridor

**Broker Co-Op:** Yes

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