

FOR SALE LITTLE CAESARS



1001 N California St, Socorro, NM 87801

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EXECUTIVE SUMMARY

Sale Price

\$729,000

PROPERTY INFORMATION

Tenant:	Little Caesars Pizza
Net Operating Income:	\$62,191
Cap Rate:	8.50%
Lease Type:	NNN
Lease Commencement Date:	February 1, 2014
Lease Expiration Date:	January 31, 2024
Option Periods:	2 (5) Year Options
Rent Increase:	3% Annually
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	1,800 SF
Lot Size	0.64 Acres
Year Built	2014
Parking Spaces	30+

INVESTMENT HIGHLIGHTS

Price:	\$729,000
Cap Rate:	8.5%
Rent Increases:	3% Annually
Options:	2 (5) Year Options
Lease Type:	NNN
Landlord Responsibilities:	None



Little Caesars



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present a 1,800 SF Little Caesars Restaurant located in Socorro, New Mexico. The Tenant has a NNN Lease with zero Landlord Responsibility. The lease is corporately guaranteed by Sizzling Platter. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant, one of the largest pizza restaurants in the World.

PROPERTY HIGHLIGHTS

- NNN Lease/Zero Landlord Responsibilities
- 1,800 square feet on 0.64 Acres of Land
- Drive Thru Equipped
- In close proximity to national retailers Walmart, Dollar General, AutoZone, The UPS Store, Tractor Supply, Dollar Tree, Verizon Wireless and more
- Excellent Creditworthy Tenant
- Average Household Income exceeds \$64,000 in a 3 mile radius

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,745	9,199	9,361
Average HH Income	\$60,086	\$64,721	\$64,592

OFFERING SUMMARY

Net Operating Income:	\$62,191
Cap Rate:	8.5%
Lease Type:	NNN
Lease Start Date:	February 1, 2014
Lease Expiration Date:	January 31, 2024
Option Periods:	2 (5) Year Options
Rental Increases:	3% Annually
Taxes & Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility
Lease Guarantee:	Sizzling Platter LLC



LOCATION SUMMARY



1001 N California Street, Socorro, NM 87801

LOCATION DESCRIPTION

Socorro is situated in Socorro County, within the Rio Grande Valley of New Mexico, serving as the county seat. The region boasts a rich history in science and technology, with the establishment of the New Mexico School of Mines (now NM Tech) in 1889. Additionally, the Trinity Site, now the White Sands Missile Range, located southeast of Socorro, was the site of the first atomic bomb test in 1945. Presently, the city's economy thrives on technology-based enterprises, including the Karl G. Jansky Very Large Array Radio Telescopes, NM Tech, and the White Sands Missile Range, attracting researchers and engineers from all corners of the globe. Socorro's growth is also supported by agriculture and commercial businesses, while its southwest charm attracts artists and musicians alike. Furthermore, Socorro offers a vast range of activities, including art, music, theater, golfing, biking, hiking, rock hounding, rock climbing, and gallery hopping. Tourists can explore various wildlife refuges, radio telescopes, a mineral museum, a university, a historical mission church, and an outstanding performing arts series. Some of Socorro's many attractions include the Bosque del Apache National Wildlife Refuge, Karl G. Jansky Very Large Array, New Mexico Tech Performing Arts Series, San Miguel Mission, Mineral Museum, Frank T. Etscorn Campus Observatory, New Mexico Tech Golf Course, Box Canyon, Escondida Lake, Sevilleta National Wildlife Refuge, Quebradas Backcountry Byway, San Lorenzo Canyon, El Camino Real International Heritage Center, Socorro's Historic District, Trinity Site, Fort Craig, and many more.



TENANT PROFILE



Little Caesars

TENANT HIGHLIGHTS

- Has been involved in various charitable initiatives, including donating millions of pizzas to schools, hospitals, and homeless shelters through their "Love Kitchen" program.
- In September 2022, Little Caesars became the Official Pizza Sponsor of the National Football League
- Little Caesars operates over 5,500 locations in the United States and in 27 international markets, as of 2021. where did you get this information from
- In 2019, Little Caesars was ranked as the third-largest pizza chain in the United States by sales revenue, after Domino's and Pizza Hut.
- Little Caesars was named the fastest-growing pizza chain in the United States in 2020 by Nation's Restaurant News, with a growth rate of 8.4%.

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TENANT OVERVIEW

Company:	-	Little Caesars Enterprises, Inc.
Founded:	-	1959
Locations:	-	5,500+
Total Revenue:	-	\$1.1 Billion
Net Worth:	-	\$4.2 Billion
Headquarters:	-	Detroit, Michigan
Website:	-	www.littlecaesars.com

TENANT SUMMARY

Little Caesar Enterprises Inc. (doing business as Little Caesars) is an American multi-national pizza chain. Based on 2020 statistics, Little Caesars is the third-largest pizza chain by total sales in the United States, behind Pizza Hut and Domino's Pizza. It operates and franchises pizza restaurants in the United States and internationally in Asia, the Middle East, Canada, Latin America and the Caribbean. The company was founded in 1959 and is based in Detroit, Michigan, headquartered in a newly-built annex of the Fox Theatre building in Downtown Detroit. Little Caesar Enterprises, Inc. is owned by Ilitch Holdings, which also owns the Detroit Tigers, who play across the street at Comerica Park, and the Detroit Red Wings, nearby at Little Caesars Arena.

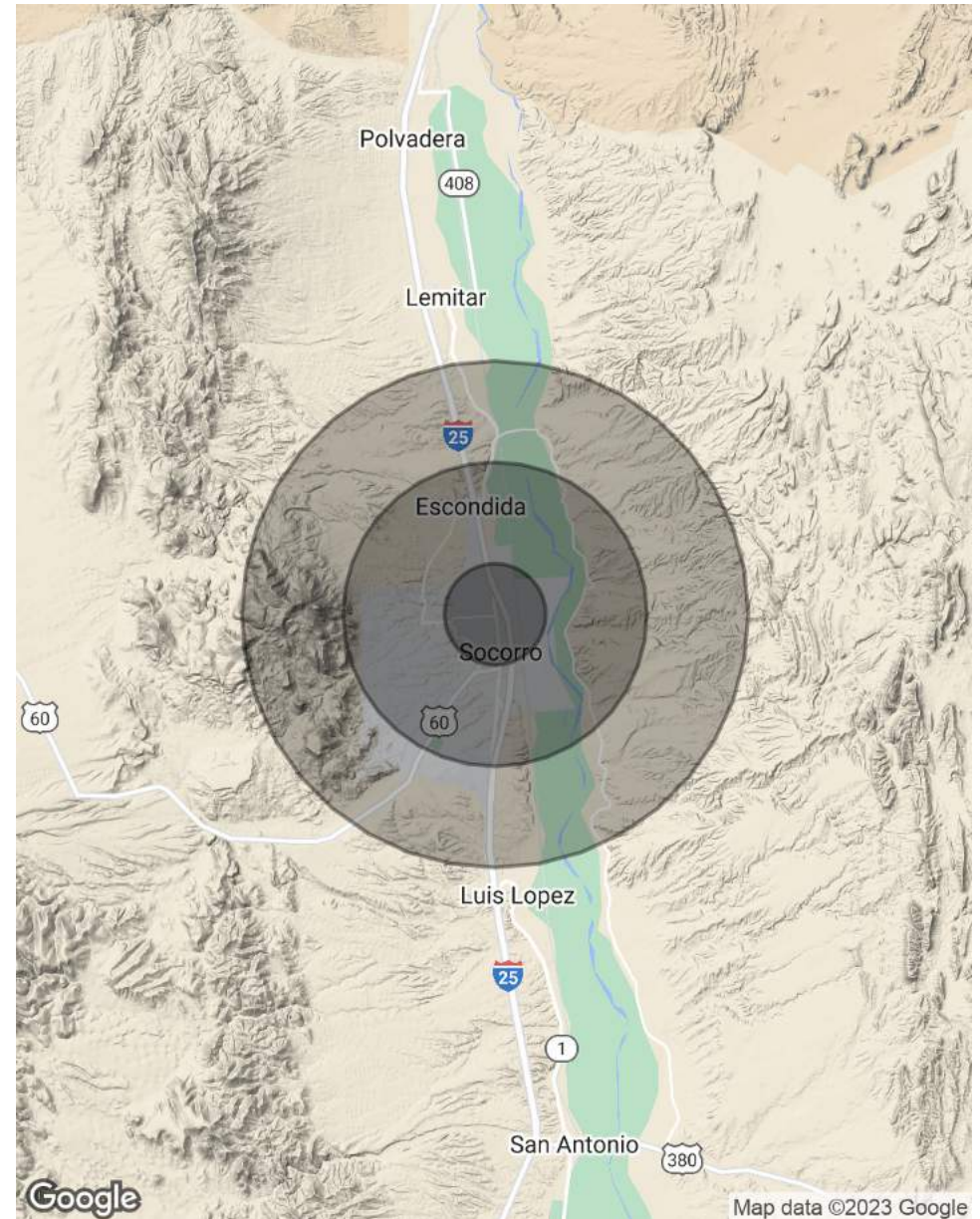


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,745	9,199	9,361
Average Age	30.5	32.8	34.3
Average Age (Male)	28.6	30.9	32.6
Average Age (Female)	44.7	43.9	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,611	2,797	3,566
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$60,086	\$64,721	\$64,592
Average House Value	\$112,615	\$121,784	\$126,032

* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



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RETAILER MAP



PARCEL



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MEET THE TEAM



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