

*Pollo*  
**CAMPERO**®



**3858 AUSTELL RD SW**  
Marietta, GA (Atlanta MSA)

**OFFERED FOR SALE**  
**\$2,545,000 | 5.50% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Pollo Campero in Marietta, GA. The Guatemalan Chicken Brand has recently signed a 15 year corporate lease set to commence in July 2026. The Asset is well positioned along Austell Road with exposure to 33,000 VPD (More than 1.9MSF of retail space within a 1-mile radius).



15-YR  
LEASE



POSITIONED IN  
RETAIL NODE



HIGH GROWTH  
ATLANTA MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$140,000
Rent Escalation	6-10	\$154,000
Rent Escalation	11-15	\$169,400
1st Option Term	16-20	\$186,340
2nd Option Term	21-25	\$204,974
3rd Option Term	26-30	\$225,471
4th Option Term	31-35	\$248,019

NOI	\$140,000
CAP	5.50%
PRICE	\$2,545,000

### ASSET SNAPSHOT

Tenant Name	Pollo Campero
Address	3858 Austell Rd SW, Marietta, GA 30008
Building Size (GLA)	2,545 SF
Land Size	0.49 Acres
Year Constructed	2026
Guarantor	Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	7/11/2026
Lease Expiration Date	7/31/2041
Rental Increases	10% Every 5 years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$140,000

### REPRESENTATIVE PHOTO



189,852 PEOPLE  
IN 5 MILE RADIUS



\$116,091 AHHI  
IN 5 MILE RADIUS



33,000 VPD  
ON AUSTELL RD



## INVESTMENT HIGHLIGHTS

POLLO CAMPERO MARIETTA, GA

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### DURABLE INCOME BACKED BY CORPORATE CREDIT

Zero landlord responsibilities | Pollo Campero is owned and backed by Corporacion Multi Inversiones (CMI), a \$4B dollar company with over 54,000 employees in 16 countries | 15 year term with 10% rental increases every 5 years & in options providing a strong inflation hedge | Four (4) five (5) year extensions



### HIGH GROWTH LARGE MARKET SHARE TENANT

More than 400 locations worldwide and over 100 in the US, with an average store sales of \$3.6M, the Guatemalan chicken brand is one of the fastest growing international QSR concepts | 30 openings in the US in 2025 with a goals of 250 US locations by late 2020s



### FAST GROWING ATLANTA MSA

~6.4 million people within the MSA top 10 in the US | YoY growth continues and median household income is \$86,000 | Martin Aeronautics, Wellstar Health System, and Kennesaw State University (43,000+ students) propel traffic



### ROBUST TRAFFIC & DAYTIME POPULATION

The subject benefits from significant vehicle exposure and daytime density with Austell Road averaging 33k vehicles per day | Within a half-mile of the site the daytime employment base exceeds 45,000 workers in the broader Marietta/Cobb submarket, fueling consistent lunch and dinner QSR trade beyond household demand



### RECENT RENOVATIONS

The building has recently been converted to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance | Dedicated drive-thru and 500 SF outdoor patio



### DENSE AREA WITH IMPRESSIVE DEMOGRAPHICS

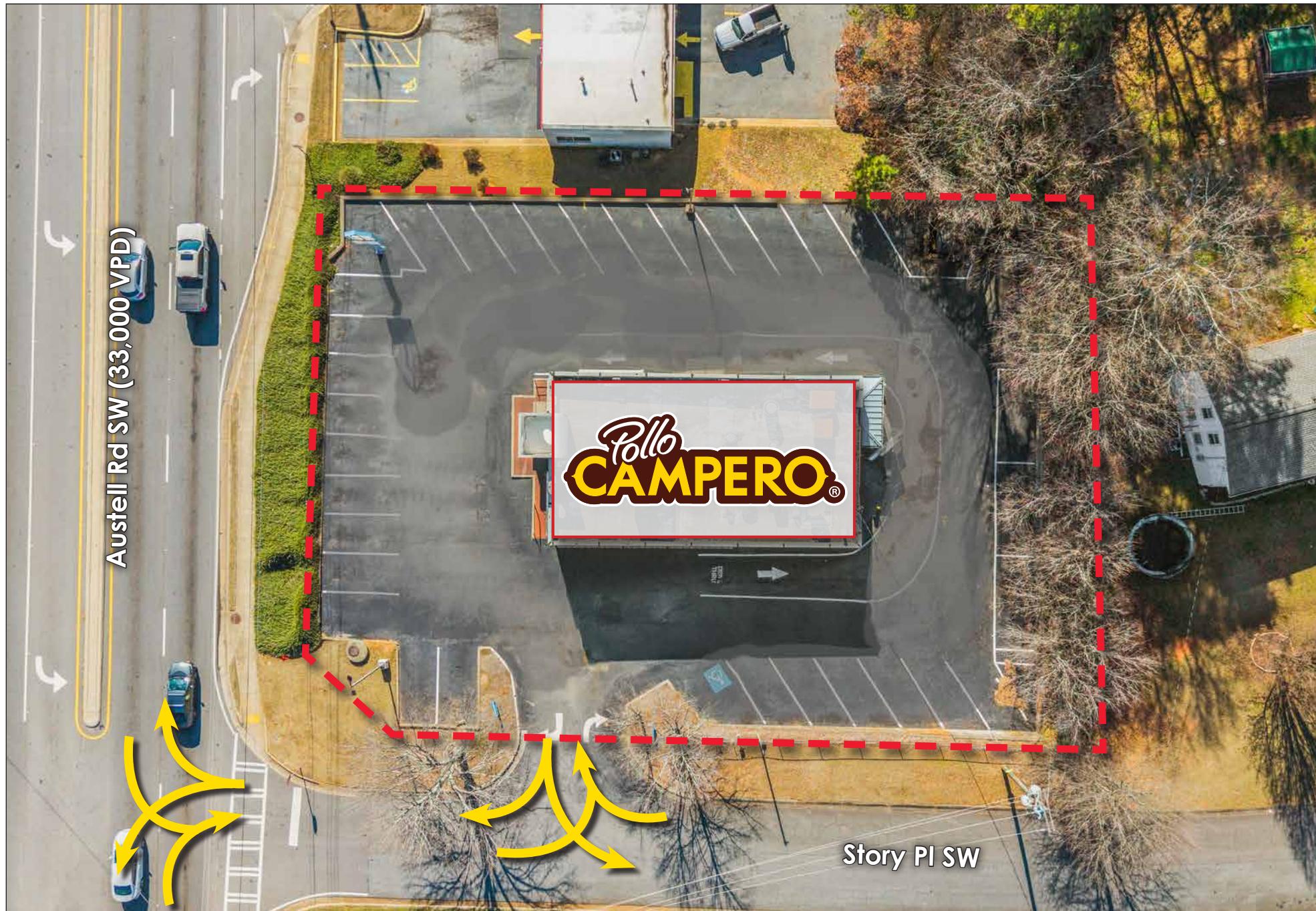
Site is located in a dense retail corridor with more than 1.9M SF of retail space within a 1-mile radius & positive net absorption of 126% | Across the street Magnolia Square is a Townhome development set for Q1 2027 delivery | Average household income within a 3-mile radius exceeds \$110,000



## SITE PLAN

POLLO CAMPERO MARIETTA, GA

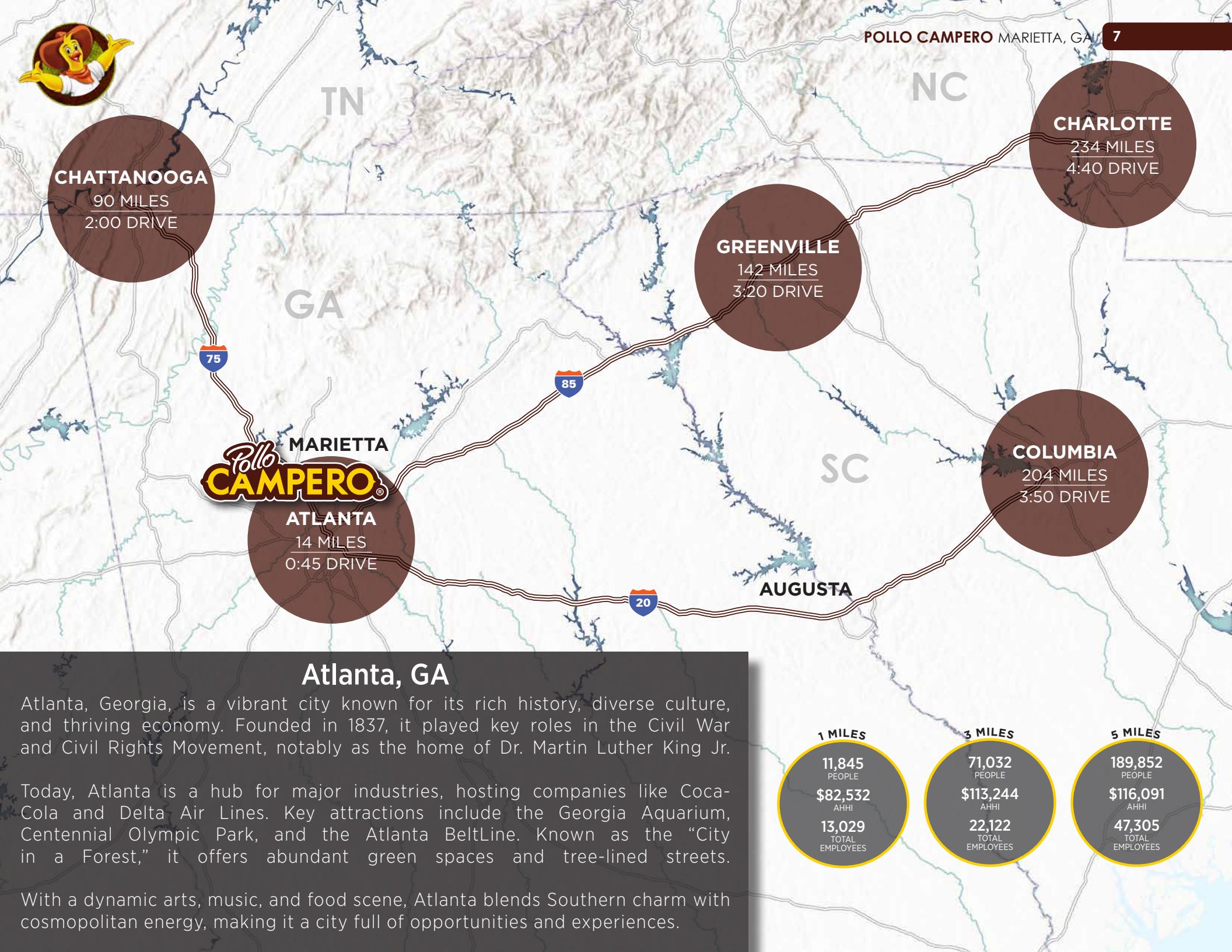
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Downtown Atlanta  
14 Mi. | 45 Min DT







## TENANT OVERVIEW

POLLO CAMPERO MARIETTA, GA

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Pollo Campero, founded in 1971 in Guatemala, offers a unique and vibrant dining experience with marinated, slow-cooked chicken and bold, complex flavors. The brand's commitment to quality is evident in its hand-breaded fried chicken, fresh daily sides and drinks, and garden-fresh salads prepared in-house. With a focus on family values, Pollo Campero maintains a deep connection to its roots and continues to operate with a family-first mindset. The brand's signature flavor and commitment to quality have earned it a loyal following and a strong community presence. Pollo Campero's growth and success are driven by its dedication to providing wholesome, flavorful food made from scratch. The brand's involvement in local events and charity work further strengthens its ties to the community, making it a valuable, family-oriented investment.



### POLLO CAMPERO QUICK FACTS

**Founded:** 1971

**Ownership:** Private

**# of Locations:** 400+

**Headquarters:** Dallas, TX

**Guaranty:** Corporate



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Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

#### **DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
[dhoppe@atlanticretail.com](mailto:dhoppe@atlanticretail.com)

#### **MIKE LUCIER**

Executive Vice President  
980.377.4469  
[mlucier@atlanticretail.com](mailto:mlucier@atlanticretail.com)

#### **BEN OLSTEAD**

Associate  
980.498.3296  
[bolmstead@atlanticretail.com](mailto:bolmstead@atlanticretail.com)

#### **BOR:**

Shelley Jordan Bell  
Atlantic Retail  
Atlanta, GA

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