



3858 AUSTELL RD SW
Marietta, GA (Atlanta MSA)

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



CONFIDENTIAL
OFFERING MEMORANDUM





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 |



189,852 PEOPLE
IN 5 MILE RADIUS



\$116,091 AHHI
IN 5 MILE RADIUS



33,000 VPD
ON AUSTELL RD





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



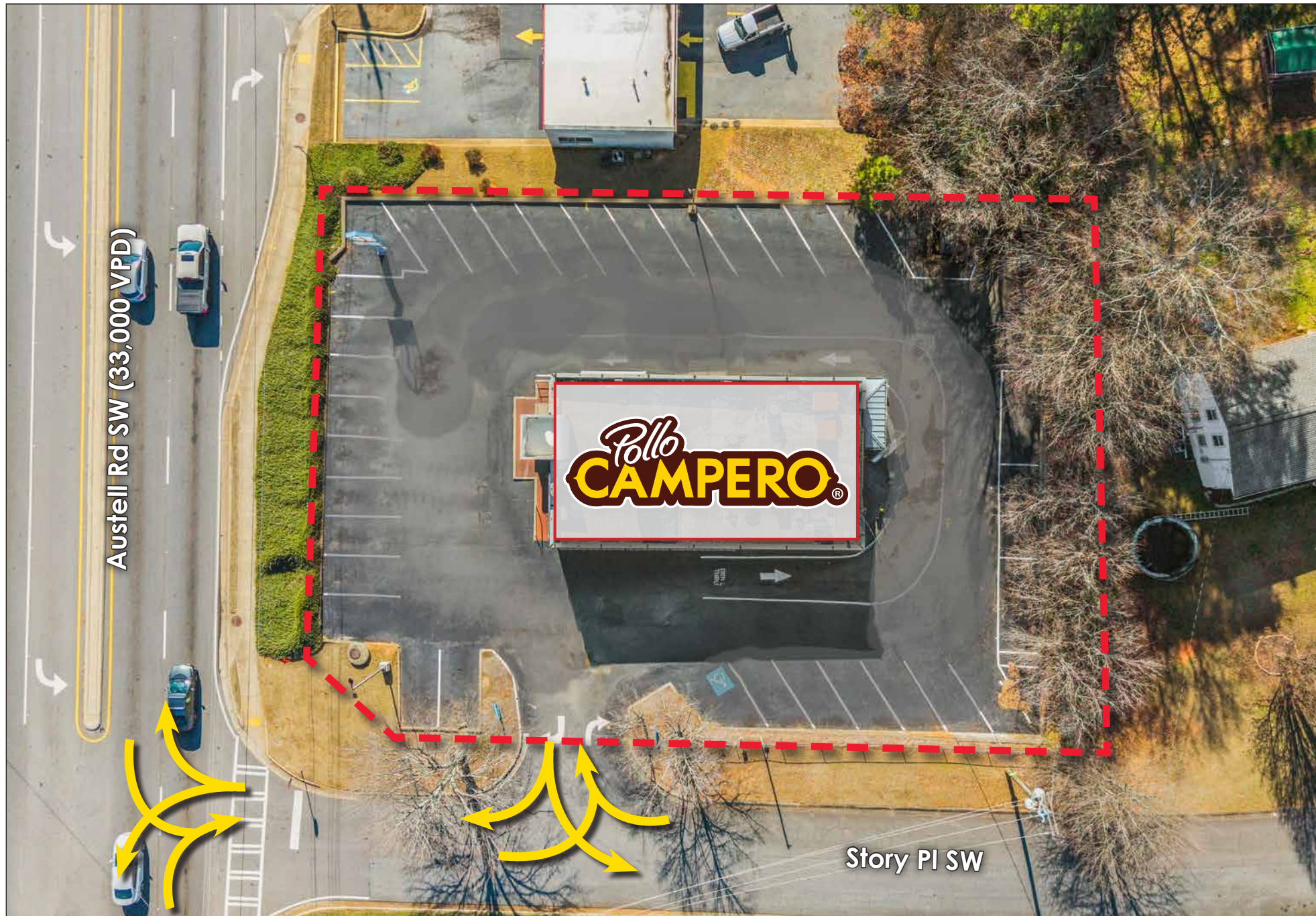
RECENT RENOVATIONS

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





TARGET TJ-MAXX
Burlington PET SMART pop shelf
OfficeMax DOLLAR TREE

ROSS
DRESS FOR LESS
KOHL'S

Wellstar Cobb
Medical Center

LOWE'S

Walgreens

RED LOBSTER

WELLS FARGO

WING STOP

Panera
BREAD

CHIPOTLE
MEXICAN GRILL

McDonald's

Chick-fil-A

LAIFITNESS

REGIONS

ECLC
Early Childhood Learning Center

TACO BELL

GREASE MONKEY
Oil Changes & More

Austell Rd SW (33,000 VPD)

Pollo
CAMPERO

Story Pl SW

Downtown Atlanta
14 Mi. | 45 Min DT



Elon Brookwood
395 Apartments

Food Depot

HOBBY LOBBY

FLOOR
DECOR &

Pep Boys
Auto Service & Tires
EST. 1921

Wendy's



COOK OUT

Checkers

Austell Rd SW (33,000 VPD)

Story Pl SW

Pollo
CAMPERO®

GREASE
MONKEY
Oil Changes & More



CHATTANOOGA

90 MILES
2:00 DRIVE

CHARLOTTE

234 MILES
4:40 DRIVE

GREENVILLE

142 MILES
3:20 DRIVE

COLUMBIA

204 MILES
3:50 DRIVE

MARIETTA



ATLANTA

14 MILES
0:45 DRIVE

AUGUSTA

Atlanta, GA

Atlanta, Georgia, is a vibrant city known for its rich history, diverse culture, and thriving economy. Founded in 1837, it played key roles in the Civil War and Civil Rights Movement, notably as the home of Dr. Martin Luther King Jr.

Today, Atlanta is a hub for major industries, hosting companies like Coca-Cola and Delta Air Lines. Key attractions include the Georgia Aquarium, Centennial Olympic Park, and the Atlanta BeltLine. Known as the "City in a Forest," it offers abundant green spaces and tree-lined streets.

With a dynamic arts, music, and food scene, Atlanta blends Southern charm with cosmopolitan energy, making it a city full of opportunities and experiences.

1 MILES

11,845
PEOPLE
\$82,532
AHHI
13,029
TOTAL
EMPLOYEES

3 MILES

71,032
PEOPLE
\$113,244
AHHI
22,122
TOTAL
EMPLOYEES

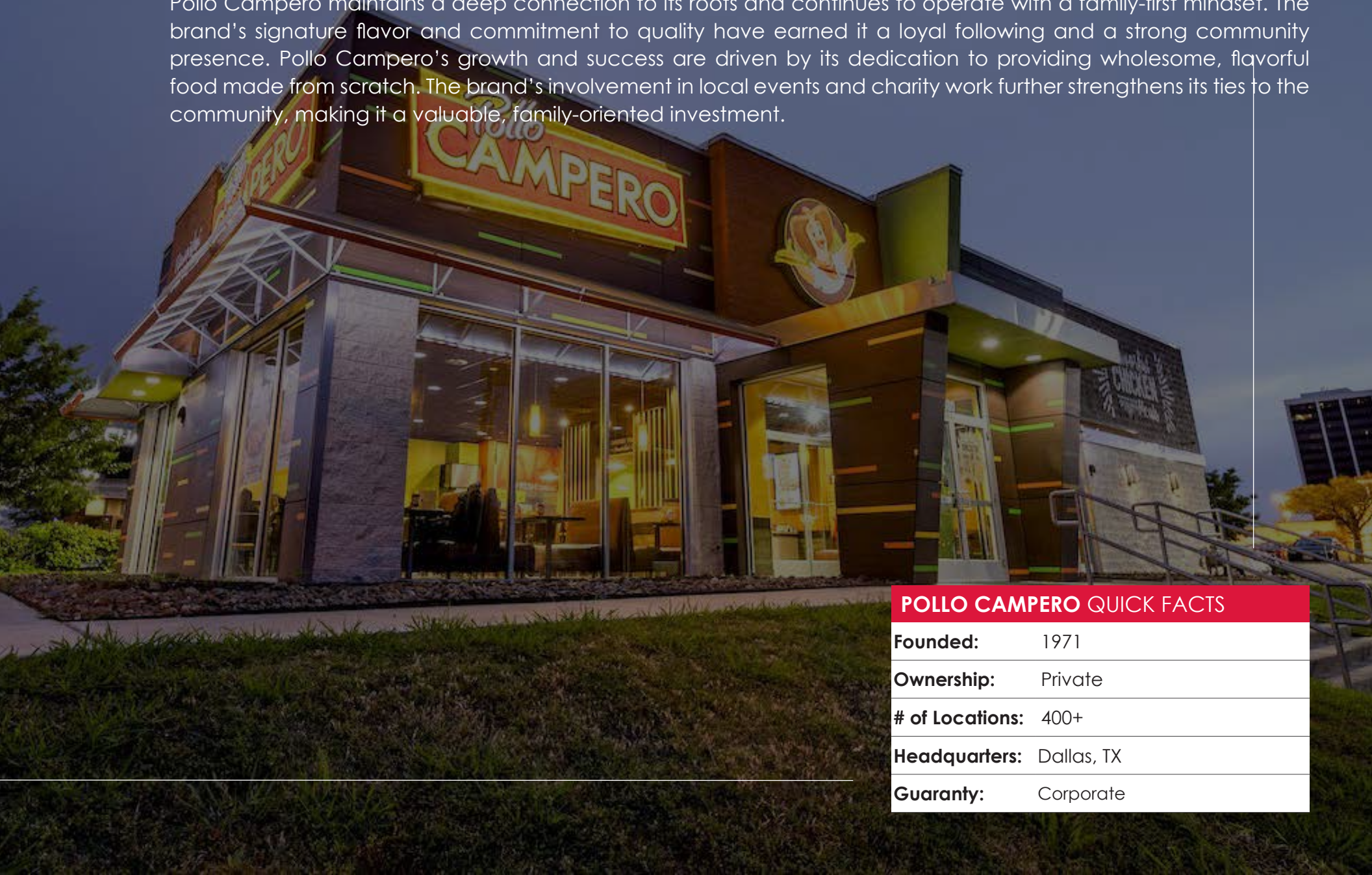
5 MILES

189,852
PEOPLE
\$116,091
AHHI
47,305
TOTAL
EMPLOYEES



TENANT OVERVIEW

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



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