



**\$2,105,263 | 4.75%**

1922 W. MAIN ST  
BOZEMAN, MT 59718



## BURGER KING | BOZEMAN, MONTANA

Retail Investment Group is pleased to be the official listing agent for Burger King in Bozeman, Montana. Originally built in 1977 for Burger King, this location has been in place for 42+ years, and recently underwent a \$900,000 remodel in 2019. The building is  $\pm 2,860$  square feet in size and sits on  $\pm 50,658$  square feet of land. This property has high visibility and is less than  $\pm 1.0$  miles from Montana State University, and many retailers including Walmart, Kohl's, Lowe's, and others. This location is positioned on Main Street which sees more than  $\pm 24,000$  vehicles per day, and 19th avenue which sees more than  $\pm 21,000$  vehicles per day.

This property will transfer with a Ground Lease with 18+ years remaining. There are increases every 5 years cumulative to the CPI, with the first one on September 26th, 2019. Bozeman is also the fastest growing city in America with under 50,000 people. This location is near Audi, Albertsons, Starbucks, Chipotle, CVS, AutoZone, Pizza Hut, Safeway, the UPS Store, Staples, Subway, Exxon, Jiffy Lube, Wendy's, Boot Barn, Taco Bell, Verizon, Kohl's, JcPenney, Macy's, Arby's and many other retailers.





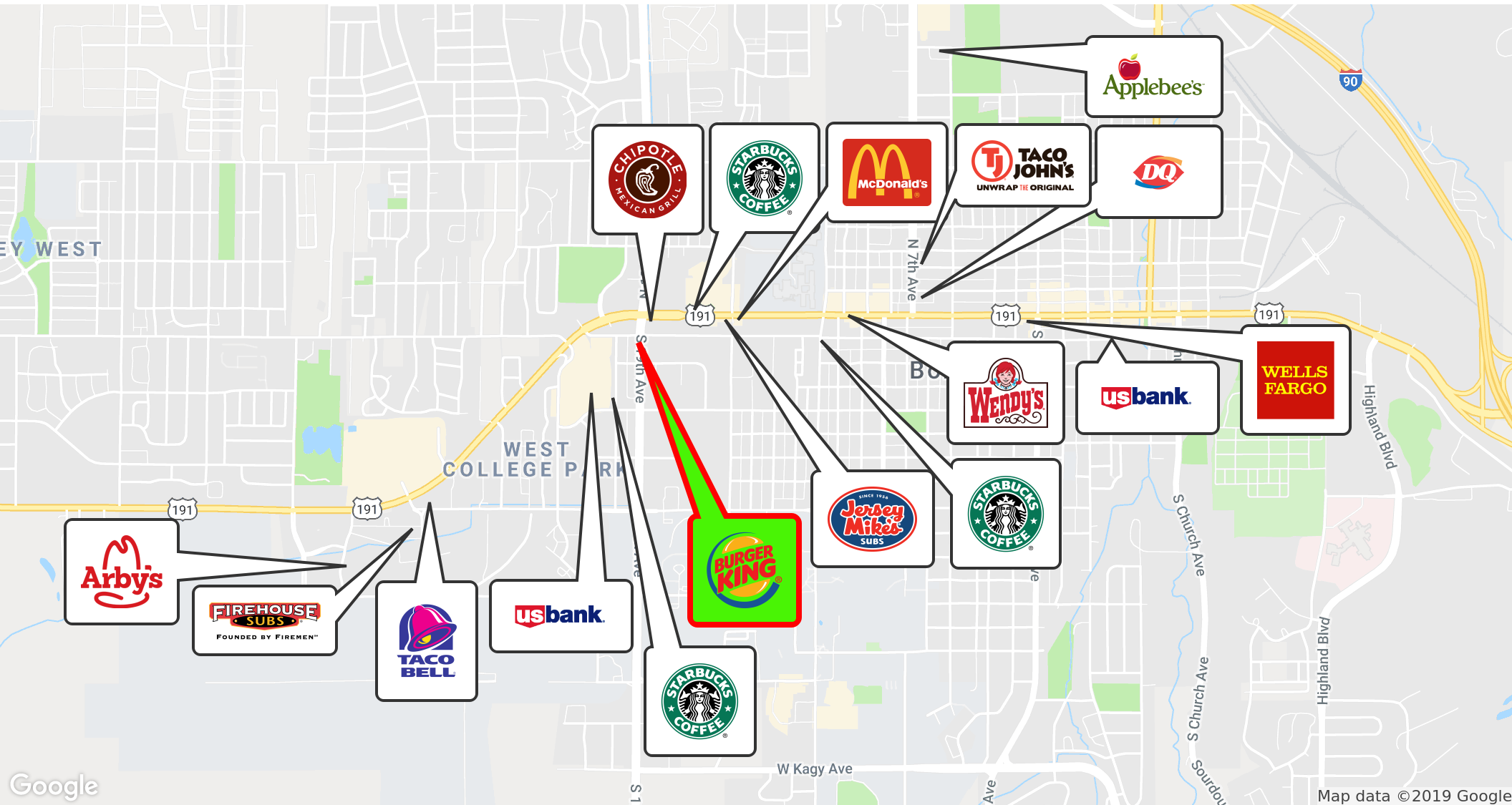
## PROPERTY INFORMATION

Address:	1922 W. Main St. Bozeman MT 59718
Price:	\$2,105,263
Cap Rate:	4.75%
Lessee:	Burger King Corporation
Building Size:	±2,860 Square Feet
Land Area:	±50,658 Square Feet
Lease Expiration:	Sept 26th, 2037
Options:	(2) 5-Year Options
NOI	\$100,000
Lease Type:	Ground Lease
Increases:	Cumulative CPI Every 5 Years (Next Increase 09/26/22)
Guarantee:	Corporate
ROFR:	Ask Agent

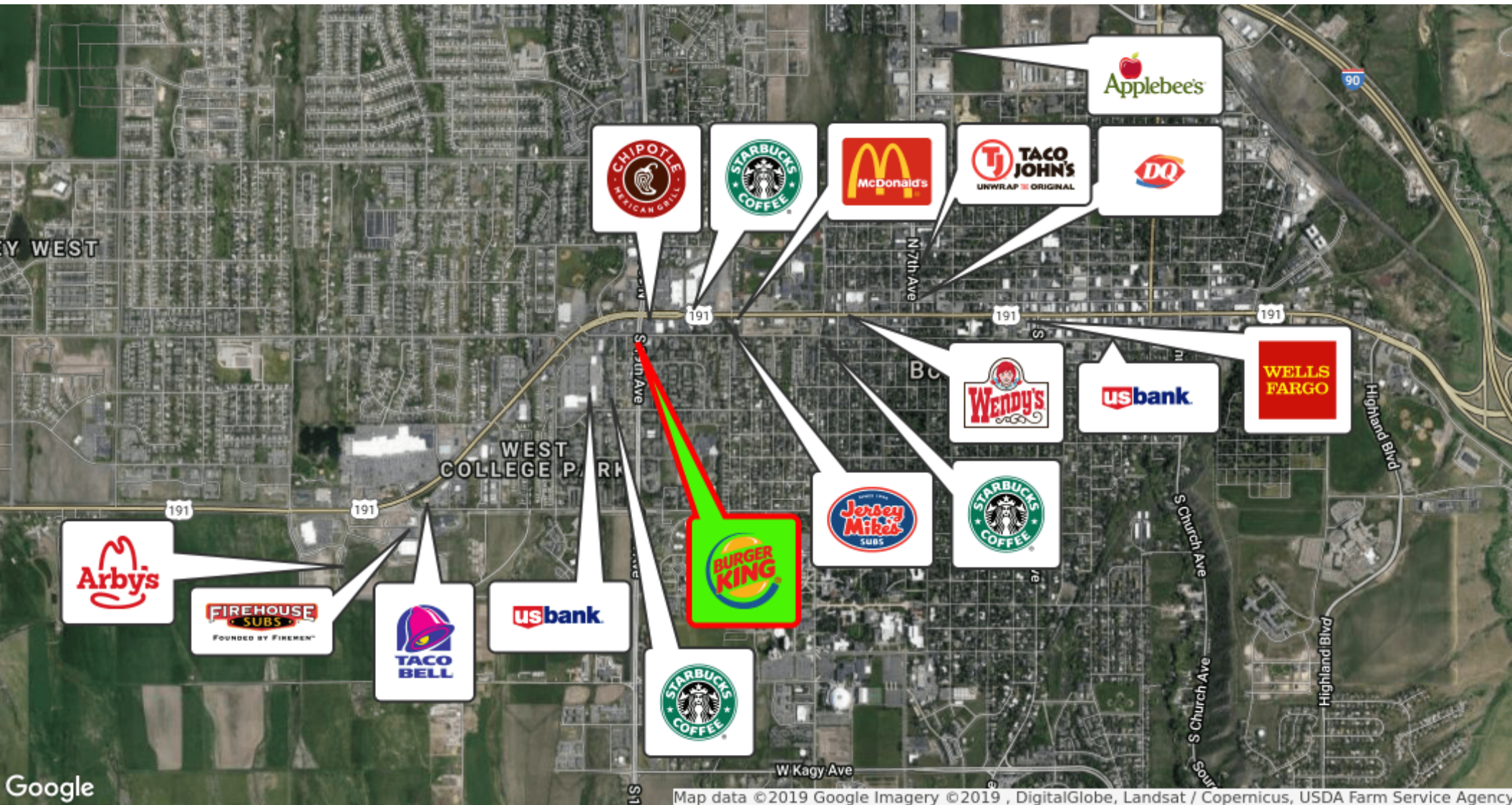
## INVESTMENT HIGHLIGHTS

- Rare Corp. Burger King Ground Lease
- Absolute NNN - Zero LL Obligations
- \$900,000 Remodel Just Completed
- Low Rent to Sales Ratio
- Across from New CVS, Panda Express and Chipotle Development
- Busy Main Street Location Seeing Over ±24,000 VPD
- 18 Years Remain on Lease
- Bozeman Montana - Fastest Growing City Under 50,000 People
- Burger King Operating at this Location Since 1977
- Less than 1 Mile from Montana State University Main Campus (16,700 Students in 2017)

















Actual Photo



Actual Photo



Actual Photo



Actual Photo



## ABOUT THE BRAND

Every day, more than 11 million guests visit Burger King restaurants around the world. And they do so because our restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original home of the Whopper, Burger King's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years. In 2010, 3G Capital, a global multi-million dollar investment firm focused on long term value creation, purchased Burger King Corporation, making it a privately held company.

At the end of 2018, same-store sales at Burger King were up by 1.7 percent compared to last year, and restaurant growth increased by 6 percent. Over the past year, Burger King has opened 1000 restaurants worldwide, with about 100 of those being in the U.S. These openings translate to a 6% net growth rate. Burger King was also named in the 2018 Quick Service Restaurant Drive-Thru Study as having the fastest speed of service with an average of 193.31 seconds per customer. In the United States there are over 3,000 Burger King locations and there are over 17,500 Burger King locations nationwide, and they continue to grow annually.





## BOZEMAN, MONTANA

Bozeman is called the "most livable place" for good reason. Enjoy world-renowned fly fishing, dramatic mountains for hiking, mountain biking, rock climbing, skiing, hunting, and back-country exploring. Unemployment Rate in Bozeman is at 2.4% which is 1.5% lower than the national average. Future job growth is also projected to be 27% higher than the national average in the next 10 years at 50.3%. Bozeman is also the fastest growing city in America with under 50,000 people, and is home to Montana State University.

The population in this Southern Montana City is 46,596 as of 2017, and is steadily increasing. In 2018, Bozeman was ranked #1 for strongest economy for cities under 50,000 people. Households in Bozeman, MT have a median annual income of \$49,217 and \$26,350 per capita income. The family median income is \$78,314 and almost 10k higher than the national average.

Bozeman is not only a beautiful place to live with a wonderful economy, but also draws people from all over the world. Last year alone there were \$660 million spent in Bozeman, with the total in Montana being \$3.7 billion in 2018.



POPULATION	1 MILE	5 MILES	10 MILES
2018	12,274	62,993	87,262
2023 (EST)	14,447	72,768	100,700



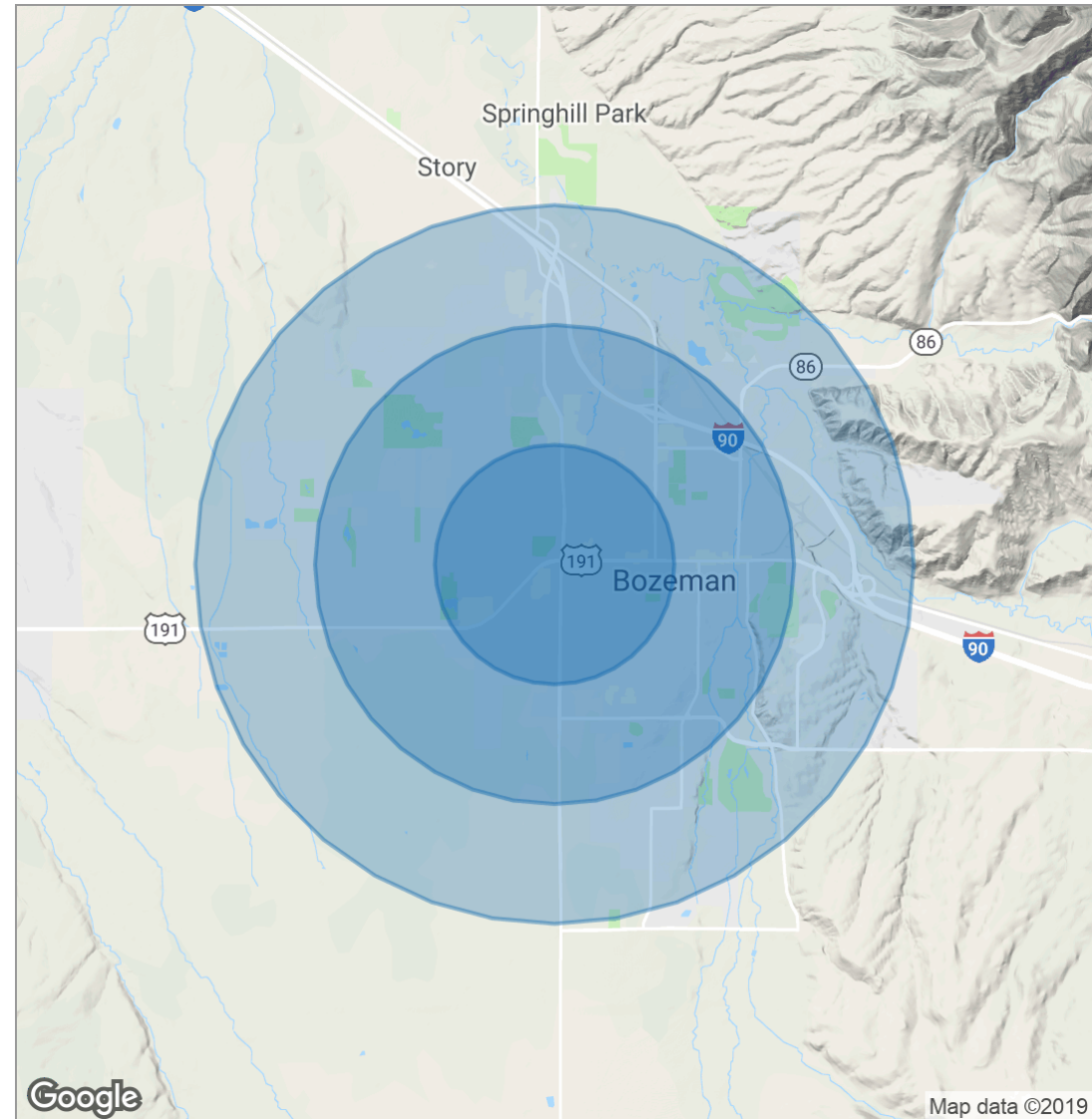
HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
2018	\$45,300	\$50,799	\$56,264



HOUSEHOLDS	1 MILE	2 MILES	3 MILES
NUMBER OF HH	5,274	12,529	18,318
AVG HH VALUE	\$245,486	\$271,510	\$271,676



TRAFFIC	MAIN ST.	19TH AVE
VPD	24,447	21,165







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