



ARBY'S

594 NORTH OVERLAND AVENUE
BURLEY, IDAHO 83318



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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**ARBY'S**594 NORTH OVERLAND AVENUE
BURLEY, IDAHO 83318**EXCLUSIVELY
LISTED BY****MW****MOUNTAIN WEST**
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 594 North Overland Avenue, Burley, Idaho 83318. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY

PRICING

PURCHASE PRICE	\$1,200,000
NET OPERATING INCOME	\$60,000
CAP RATE	5.00%

LEASE INFORMATION

TENANT TRADE NAME	Arby's
LEASE GUARANTOR	Home Run Restaurant Group, Inc.
LEASE GUARANTOR	Sean Cosper
COMMECEMENT DATE	11/1/2016
LEASE EXPIRATION	11/1/2039
LEASE TYPE	NNN
LEASE TERM	23 Years
EXTENSION OPTIONS	Two, 5-Year Options
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITES	Tenant Responsible
MAINTENANCE	Tenant Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	594 N Overland Ave, Burley, ID
GROSS LEASABLE AREA (SF)	2,302 SF
LAND SIZE (AC)	0.678
YEAR BUILT	1990
LAST REMODELED	2000

INVESTMENT HIGHLIGHTS

NEW LONG-TERM LEASE

Arby's signed a brand new NNN 23-year lease in Nov. 2016 with no landlord responsibilities. The lease includes two (2) 5-year options to extend. The property is scheduled to be renovated in 2020. The tenant will put approximately \$300,000 into the renovation.

HIGH-VISIBILITY, PRIME LOCATION

The subject property is located directly on Overland Ave. (Hwy 27) which is the main thoroughfare through Burley, ID. The property is located only 1-minute south of the exit of Interstate-84. Burley is in two counties, Minidoka and Cassia. The two counties have a combined population of over 43,000 people. Much of the population for both counties live in close proximity to Burley. The city is the major commercial center for both counties. The property is located 2 and ½ hours from both Salt Lake City, UT and Boise, ID.

CLOSE TO HIGH-TRAFFIC RETAILERS

The property is located diagonally across the street from Walmart Supercenter, which is the largest retailer in town. It is directly across the street from Ross Dress for Less, Rue 21, and Cricket Wireless among other retailers. Right down the street from the property there is a Best Western Inn & Convention Center.

SCENIC LOCATION, NEAR OUTDOOR RECREATION

Burley enjoys outdoor activities year-round. In the summer the beautiful Snake River is a haven for boaters, personal water-craft and both trout and bass fishing. The mountains surrounding Burley are full of intense mountain bike and hiking trails, pristine lakes, and hidden hot springs. Nearby the City of Rocks offers world-class rock climbing with camping available as well. In the winter, Pomerelle Ski Resort offers 24 amazing runs. There are also many perfect getaways for snowmobiling and four-wheeling.

OPTIONS & ESCALATIONS

LEASE TERM	YEARS	MONTHLY RENT	ANNUAL RENT
INITIAL TERM	1-10	\$5,000	\$60,000
INITIAL TERM	11-15	\$5,350	\$64,200
INITIAL TERM	16-20	\$5,750	\$69,000
INITIAL TERM	21-23	\$6,000	\$72,000
OPTION 1	24-28	\$6,600	\$79,200
OPTION 2	29-33	\$7,260	\$87,120

PROPERTY FEATURES & LAND OVERVIEW



PROPERTY DESCRIPTION

Location:

Just south of I-84 on the west side of Overland Ave (Hwy 27) in Burley, ID

Land Area:

Consists of 0.678 Acres or 29,533 SF of land area.

Building Area:

The subject property consists of 1 retail building totaling approximately 2,302 SF of gross leasable area.

Parking:

24 Parking Spaces

Frontage & Access:

The subject property has approximately 141 feet along Overland Ave. There are 2 direct access points to the property on Overland Ave.

Traffic Counts 2017:

Overland Ave - 16,000 AADT

Year Built:

1990

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
RPB3200000007A	594 N Overland Ave	0.678 Acres	29,533



VIEW

BURLEY

Walmart

400 SOUTH ROAD

8,000 ADT

SHOE DEPT.
ENCORE

rue21
cricket

ROSS
DRESS FOR LESS

GNC
Domino's

Costa Vida
4e-Mobile

Denny's

16,000 ADT

OVERLAND AVENUE

SITE

Arby's

EL CAPORAL
Mexican Restaurant

TACO BELL

Sinclair

FACING SOUTHEAST

FACING NORTHEAST

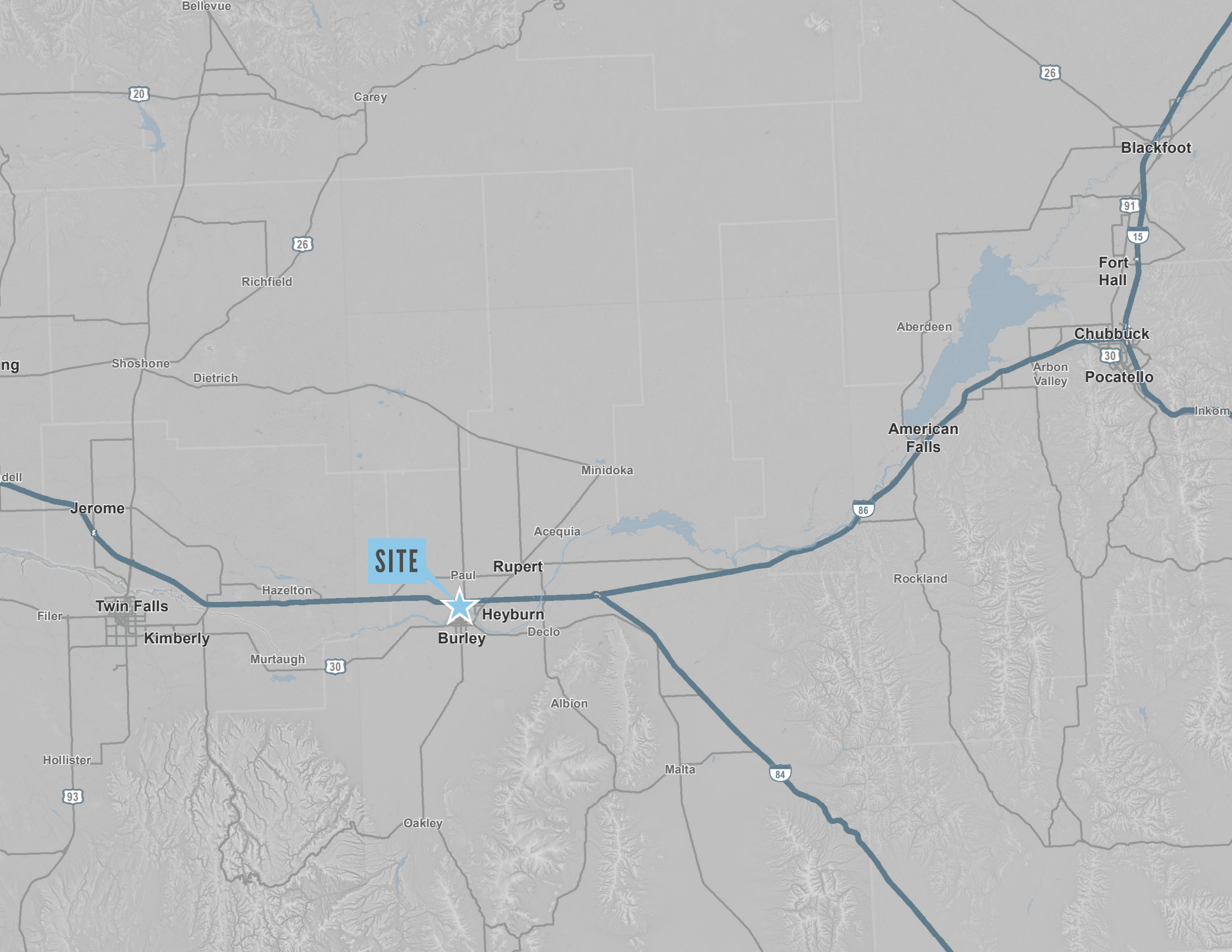
HEYBURN

84 19,500 ADT

OVERLAND AVENUE 16,000 ADT

SITE







TENANT PROFILE



Arby's

Arby's was the first nationally franchised sandwich restaurant brand and is currently the second-largest sandwich restaurant brand in the world. Currently there are over 3,300 Arby's restaurants located in eight different countries. Arby's Restaurant Group, Inc. is the franchisor of the Arby's brand, which was founded in 1964.

Arby's prides itself on Fast-Crafted service, a unique blend of quick-serve speed and value combined with the quality and made-for-you care of fast casual. The restaurant chain is best known for its roast beef sandwiches, however its menu also features chicken and turkey items, salads and desserts.

In August 2019's QSR 50 issue, where the top 50 performing quick service restaurants are ranked, Arby's was ranked 15th. The Inspire Brands cornerstone came in \$200 million higher in sales over last year, with average unit volume also getting a nudge up.

Arby's is looking to revitalize its guest experience by remodeling 229+ restaurant system wide in the "Inspire" design. Arby's has re-engineered its restaurants to reduce development costs, expand site selection options, and deliver an upgraded guest experience.

Home Run Restaurant Group, Inc.

The franchisee operates 11 locations throughout Utah, Idaho, and Nevada. The CEO, Sean Cosper, has over 23 years of experience working for Arby's Corporate. He was previously the Senior Director of Franchise Operations at Arby's Corporate. Sean oversaw 1,200 restaurants in the northern US and Canada.

COMPANY
ARBY'S

OF LOCATIONS WORLDWIDE
3,472

HEADQUARTERS
ATLANTA, GA

YEAR FOUNDED
1964

OF EMPLOYEES
80,000+

COMPANY
HOME RUN RESTAURANT GROUP, INC

OF LOCATIONS IN THE U.S.
11

HEADQUARTERS
CENTERVILLE, UT

DRIVE-THRU SERVICE
NEW \$1.49
KINGS HAWAIIAN
SLIDER

DEMOGRAPHICS

POPULATION



1 MILE
17,386
2019 EST.
POPULATION

3 MILES
23,076
2019 EST.
POPULATION

5 MILES
37,462
2019 EST.
POPULATION



1 MILE
18,131
2024 EST.
POPULATION

3 MILES
24,108
2024 EST.
POPULATION

5 MILES
39,003
2024 EST.
POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
6,120
2019 EST.
HOUSEHOLDS

3 MILES
8,086
2019 EST.
HOUSEHOLDS

5 MILES
13,098
2019 EST.
HOUSEHOLDS

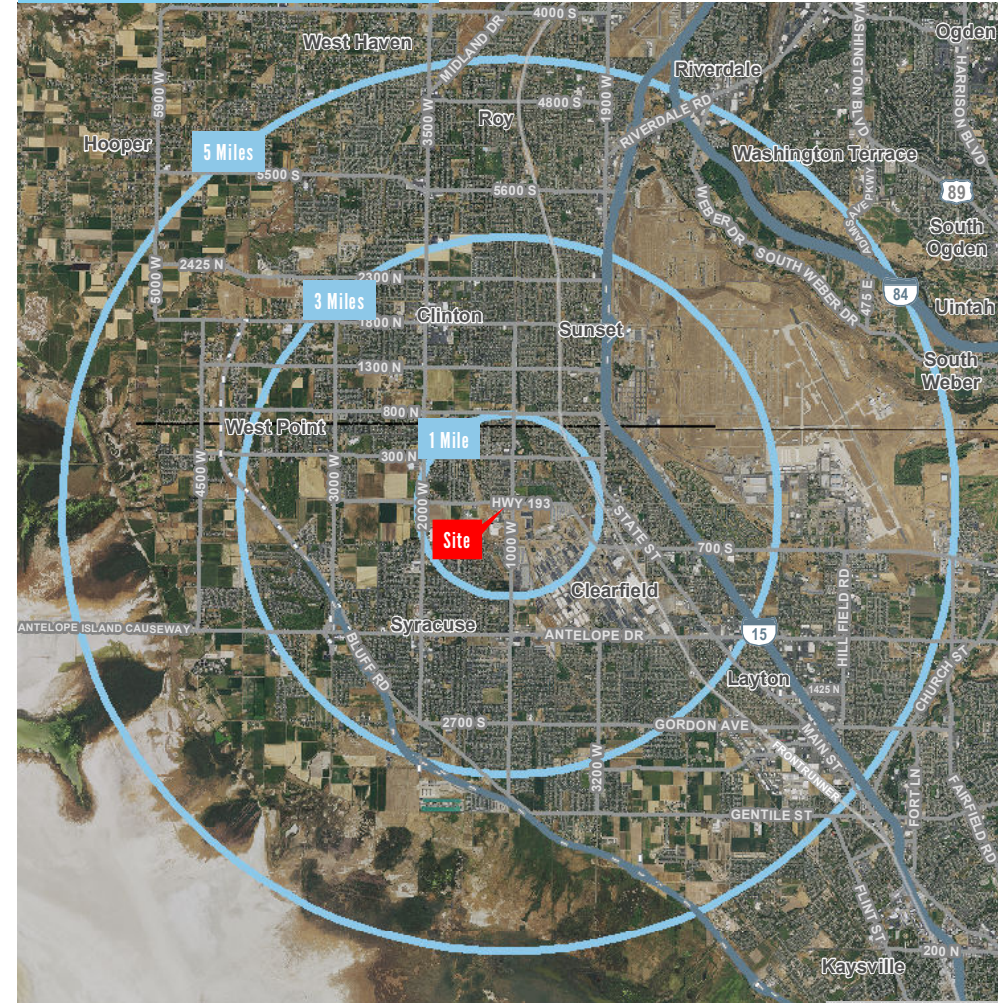


1 MILE
\$44,435
2019 EST.
INCOME

3 MILES
\$46,410
2019 EST.
INCOME

5 MILES
\$47,044
2019 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



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MOUNTAIN WEST
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312 East South Temple | Salt Lake City, UT 84111 | Office 801.456.8800 | Fax 801.578.5500 | www.mtnwest.com

