

# TacoTime

1657 E Idaho Avenue  
Ontario, OR 97914



TacoTime  
drive thru

EXIT  
ONLY



T A C O T I M E

## MARKETED BY:

**BRIAN ROBINSON**

Lic. # 02092902

310.241.3677 | DIRECT  
brobinson@SIGnnn.com**MATSON KANE**

Lic. # 695584

512.861.1889 | DIRECT  
matson@SIGnnn.com**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT  
elan@SIGnnn.com**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT  
max@SIGnnn.com**JENNIFER D. STEIN**JDS Real Estate Services, Inc.  
OR Lic. #201212938 & CA Lic. #01507135  
213.446.5366 | DIRECT  
jstein@jdsreservices.com

TACOTIME

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TACOTIME

# INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 2,160 SF TacoTime at 1657 E Idaho Avenue in Ontario, OR. This Opportunity Includes a Triple Net (NNN) Lease With No Landlord Responsibilities Located Along the Main Retail Corridor of the Region, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,000,000
CAP	5.80%
NOI	\$58,080
PRICE PER SF	\$462.96
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	1657 E Idaho Avenue Ontario, OR 97914
COUNTY	Malheur
BUILDING AREA	2,160 SF
LAND AREA	1.37 AC
BUILT   RENOVATED	1994   2009



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- 2 Years Remaining on a Long-Term Triple Net (NNN) Lease With No Landlord Responsibilities
- TacoTime is an Upscale Quick Service Restaurant and Has Over 300 Locations in the U.S. and 74 in Canada; TacoTime Was Originally Founded in Eugene, Oregon in 1960
- Outparcel to a Shopping Center With Tenants That Include: Walmart Supercenter, Home Depot, Famous Footwear, Papa Murphy's, Denny's, Carl's Jr, A&W Restaurant, Verizon, Subway, Panda Express And Chevron
- Strategically Located Along E Idaho Ave (14,218 VPD) Which Run East/West Through Ontario and Into Idaho; and is the Main Retail Corridor in the Region
- Excellent Demographics With Over 30,238 Residents Making an Average Household Income of \$53,058 Within a 5-Mile Radius of the Property
- Direct Access Off I-84 and E Idaho Ave; and the Following Hotels: Best Western, Motel 6, Holiday Inn, Clarion Inn, Quality Inn and Red Lion Inn & Suites
- Ontario is the Largest Community in the Region of Far Eastern Oregon, Also Known as The Western Treasure Valley and The "Beginning Of Oregon"; It Lies Along the Snake River at the Idaho Border
- Other Nearby Tenants Include: Sherwin-Williams, Wingers, Walgreens, Burger King, McDonald's, Little Caesars, Dollar Tree and Aaron's





# LEASE SUMMARY

TENANT	TacoTime
PREMISES	A Building of Approximately 2,160 SF
LEASE COMMENCEMENT	March 1, 2012
LEASE EXPIRATION	February 28, 2022
LEASE TERM	2 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,160 SF

\$58,080

\$26.89













Leon James  
Construction

Anchor  
Mini Storage

Sierra Vista  
Apartments



NE East Ln

E Idaho Ave







Walmart

THE HOME DEPOT

The VAPOR PLACE  
...a place to vape

FAMOUS footwear

Papa Murphy's  
TAKE 'N' BAKE PIZZA

Denny's

Carl's Jr.

THE CHILDREN'S PLACE

cricket  
wireless

KFC

GameStop  
power to the players

CHINA BUFFET

verizon

PANDA EXPRESS  
CHINESE KITCHEN

Chevron

NE East Ln

E Idaho Ave

TacoTime

STARBUCKS COFFEE

McDonald's

Shore-Line  
PEST CONTROL, Inc.

Speed Automotive

Sinclair

Syringa  
PROPERTY MANAGEMENT



Pizza Hut  
SUBWAY  
Jack in the box  
jiffy lube  
THE SALVATION ARMY

WELLS FARGO  
usbank  
Columbia Bank  
CHASE  
UMPQUA BANK

DQ  
Clarion  
QUALITY  
BW Best Western Hotels & Resorts  
RODEWAY INN  
model 6

TacoTime

THE HOME DEPOT  
Walmart Supercenter  
maurices  
Kentucky Fried Chicken  
THE CHILDREN'S PLACE  
PANDA EXPRESS  
Denny's  
SUBWAY  
GREEN BURRITO  
SALLY BEAUTY  
cricket  
A&W  
COST CUTTERS  
GNC  
FAMOUS footwear  
Papa Murphy's  
rue21  
RLH CORPORATION

Chevron  
BR  
O'Reilly AUTO PARTS

True Value  
AutoZone  
RITE AID

NAPA  
Sinclair  
CARQUEST  
RBC  
TACO BELL

Arby's  
Super 8  
Tires LES SCHWAB  
Pilot

Holiday Inn Express

DOLLAR TREE  
SUBWAY  
Little Caesars  
Dutch Bros Coffee  
BIG 5 SPORTING GOODS

Ashley HOMESTORE  
BANK OF THE WEST  
McDonald's  
Washington Federal  
Albertsons  
TSC  
TRACTOR SUPPLY CO

Starbucks  
Burger King  
T-Mobile  
Walgreens  
Marshall's  
SLEEP  
metro  
WinCo FOODS  
McDonald's  
Aaron's  
Staples  
HARBOR FREIGHT TOOLS  
SHERWIN-WILLIAMS  
Sprint



SW 4th Ave

E Idaho Ave



## ONTARIO | MALHEUR COUNTY | OREGON

Ontario is the largest city in Malheur County in the state of Oregon. It lies along the Snake River at the Idaho border. The population was 11,080 residents at the estimate 2018 census. The city is the largest community in the region of far eastern Oregon, also known as the Western Treasure Valley. Ontario is the principal city of the Ontario, OR-ID Micropolitan Statistical Area, which includes Malheur County in Oregon and Payette County in Idaho. The city is approximately halfway between Portland and Salt Lake City. It is the closest city to the Idaho border along Interstate 84. The city's slogan is "Where Oregon Begins". The city is located about 35 miles to Nampa, Idaho and 50 miles to Boise, Idaho.

The city is home to the Heinz Frozen Food Company, a subsidiary of H. J. Heinz Company, which processes locally grown potatoes, and annually produces over 600,000,000 pounds of 75 different potato products, while employing approximately 1,000 people. St. Alphonsus Medical Center is a 49-bed, acute-care hospital, serving Ontario and the surrounding communities in Eastern Oregon and southwestern Idaho; it is part of the hospital system of Saint Alphonsus Regional Medical Center in Boise, Idaho. Due to the cities close proximity, Nampa's economy affects Ontario's. Nampa is known for its strong agriculture base. The city is a leader in production of livestock and dairy. Nampa is also a leader in producing wood products and computer chips. MCMS, a big computer manufacturer has its headquarter in Nampa.

Ontario is home to the Four Rivers Cultural Center and Museum, the Ontario State Recreation Site and the Ontario Train Depot and the Beck - Kiwanis Park. The city is also home to the Malheur-Butte park which is a prominent volcano peak with trails. Ontario is only a 35 minute drive to Nampa, Idaho, which is the perfect place to spend the day. Nampa is home to numerous museums, markets, golf courses, fine dining restaurants and shopping centers. The area is best known for having the best weather and the best terrain to ski. People from all over the country come year round to visit Nampa's amazing ski resorts. The area is also home to natural attractions like Deer Flat National Wildlife and Lake Lowell. The area also includes the Oregon Trail with amazing views. The Historic Nampa Train Depot and Warhawk Air Museums are the two main museums in the city's downtown.







	3 MILES	5 MILES	10 MILES
POPULATION	19,744	30,238	42,096
AVERAGE HH INCOME	\$50,656	\$53,058	\$57,287



T A C O T I M E

# TENANT PROFILE

From humble beginnings in Eugene, Oregon back in 1960, the TacoTime Restaurant Chain has risen to dominate its position today as the quality leader in the Mexican Quick Service Restaurant franchise industry with over 300 locations in the United States and Canada.

TacoTime is a quick-service restaurant chain offering a tasty variety of freshly-prepared, home style, Mexican fare. No one takes more pride in the food they serve than we do at TacoTime.

Our ingredients and the care we take in making your food fresh make us truly a one-of-a-kind affordable taste experience. Where other fast food Mexican restaurants cut corners, we take the time to do it right. That's the deliciously real, deliciously fresh difference at TacoTime. A difference you can taste in everything we make, from our world-famous hand-rolled Crisp Burritos to our unbeatable Mexi-Fries® that we cook to order. TacoTime's products are made with the freshest, most wholesome ingredients available. Menu items offer guests a real choice, from vegetarian items to a unique Chicken BLT Burrito.



COMPANY TYPE  
Private



FOUNDED  
1960



# OF LOCATIONS  
300+



HEADQUARTERS  
Scottsdale, AZ



WEBSITE  
[tacotime.com](http://tacotime.com)



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





JENNIFER D. STEIN  
JDS Real Estate Services, Inc.  
OR Lic. #201212938 & CA Lic. #01507135  
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