

# TACO BELL

## RETAIL SINGLE TENANT NNN INVESTMENT OPPORTUNITY

39056 WINCHESTER ROAD | MURRIETA, CA



### ESSENTIAL BUSINESS:

OPEN, OPERATING AND PAYING RENT  
DURING COVID-19 PANDEMIC

### PROPERTY HIGHLIGHTS

- Lease is guaranteed by Taco Bell Corporation
- Long term absolute NNN Lease. Taco Bell pays for all operating expenses such as taxes, insurance, maintenance, roof, and structure. No landlord responsibilities.
- Property has a drive-thru, giving patrons the added convenience of picking up their meals while in their car without entering the restaurant

ASKING PRICE  
**\$3,015,000**

CAP RATE  
**3.75%**

BUILDING SIZE  
**±2,880 SF**

LAND SIZE  
**±37,896 SF**

 **DOWNLOAD  
OFFERING MEMORANDUM**

\* Reflects increased rent occurring November 17, 2020. Seller to reimburse buyer for difference from current NOI of \$102,849.96

FOR MORE INFORMATION, PLEASE CONTACT:

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 **Newmark  
Knight Frank**