

EXCLUSIVE INVESTMENT OPPORTUNITY



Corporate NNN Single-Tenant

1290 N. EUCLID STREET  
ANAHEIM, CALIFORNIA







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## PROPERTY INFORMATION

Address:	1290 N Euclid Street Anaheim, CA ( <a href="#">View Map</a> )
Improvements:	Approx. 2,083 Square Feet
Land:	Approx. 20,233 Square Feet
Occupancy:	100%
Guaranty:	Corporate - Del Taco LLC

## FINANCIAL INFORMATION

Price:	\$3,280,000
Cap Rate:	3.00%
Terms:	All Cash or Cash to New Loan

## ANNUAL OPERATING INFORMATION

	Current
Gross Scheduled Income:	\$98,484
Plus Recapture:	NNN
Gross Operating Income:	\$98,484
Less Operating Expenses:	(NNN)
Net Operating Income:	\$98,484
CAP Rate	3.00%

## PROPERTY HIGHLIGHTS

- Orange County Corporate Single-Tenant Del Taco with Significant Upside
  - Corporate Guaranteed Lease by Del Taco LLC
  - Significantly Below Market Rent with Short Lease Term Remaining
  - Highly Desirable Orange County QSR w/ Drive Thru & Excellent Signage
  - Fee Simple Ownership - Land & Building - Depreciable Asset
- Extremely Low Rent with Short Lease Term Remaining
  - Current Rent of \$98,484 is less than 50% of Market Rent Today
  - Trade Area Ground Lease Rent Comps are 2x+ the Current Rent
  - Less Than 3-Years Remaining with 1 (5-Year) option @ 15% Increase
- Strong Performing Location with Nearly 40-Years of Operating History
  - Evidence of the Tenant's Long-Term Success & Trade Area Identity
  - 46,000+ Population & 38,000+ Employees in a 1-Mile Radius provide an extraordinary customer base to the subject property
- High-Traffic Location with Excellent Signage Immediately off 91 Freeway
  - 47,000+ Cars Per Day Directly in Front of the Property
  - High Identity Location with Two Signalized Entrances
  - Excellent Visibility & Accessibility - Three Points of Ingress / Egress
  - Extremely Desirable Pole Signage Fronting Euclid Street
- Surrounded by Multiple Community Anchors Driving Consumer Traffic
  - Large Surrounding Medical Presence - Large Employee Population
  - Anaheim Regional Medical Center - 44,000 Patients | 1,200 Employees
  - Close Proximity to Servite High School & North OC Community College
- Extremely Dense Population Base - 46,000+ People in 1-Mile Radius
  - Population 1-Mile: 46,422 People | 3- Mile: 281,814 People
  - Households 1-Mile: 12,526 Households | 3-Mile: 80,857 Households
  - Employees 1-Mile: 38,867 Employees | 3-Mile: 122,626 Employees

















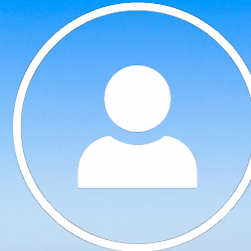
## POPULATION

1-Mile: 46,422  
3-Mile: 281,814



## HOUSEHOLDS

1-Mile: 12,526  
3-Mile: 80,857

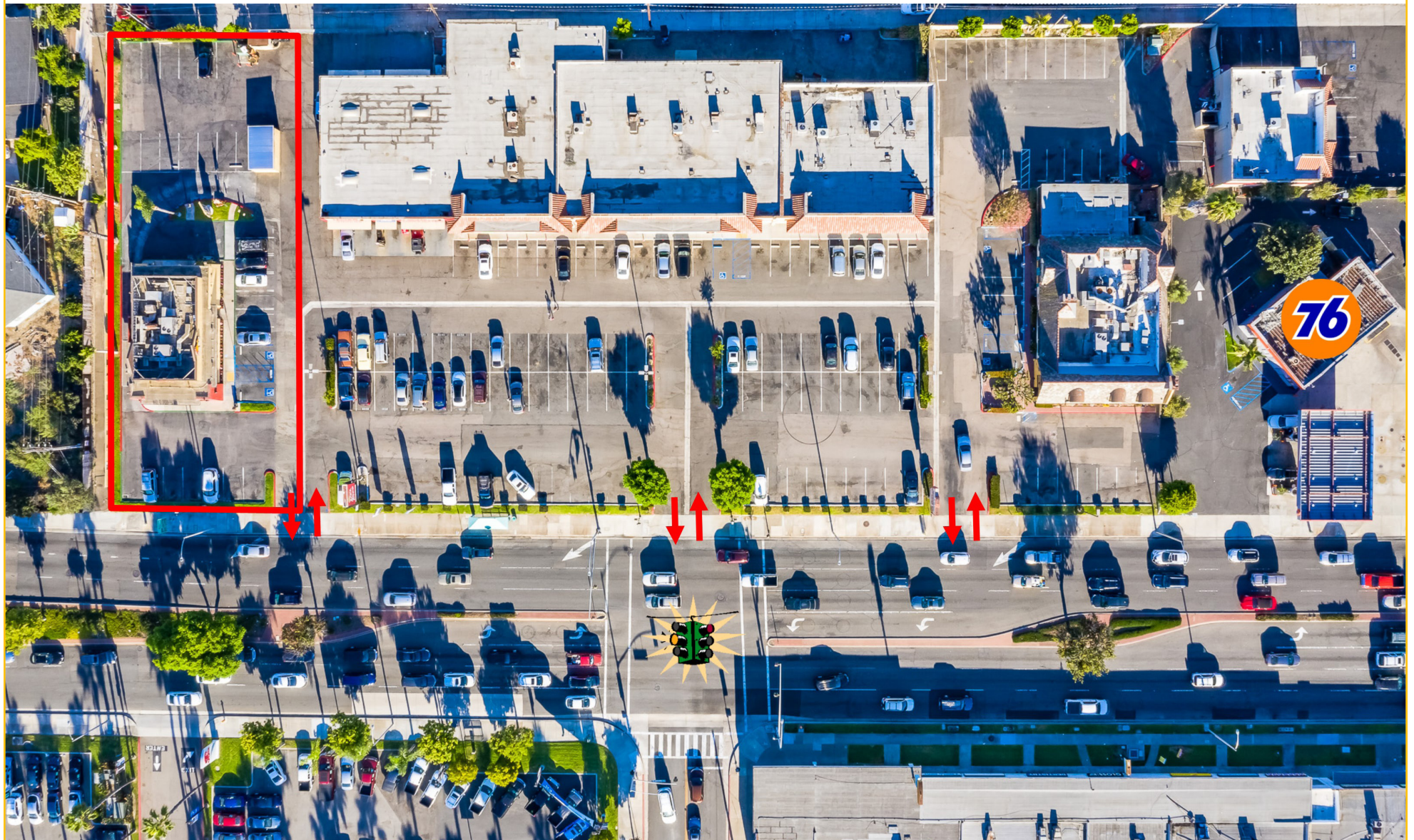


## EMPLOYEES

1-Mile: 38,867  
3-Mile: 122,626











## LEASE ABSTRACT

Tenant:	Del Taco LLC	Options:	1 (5-year)
Lease Start:	September 1, 2008	Current Rent:	\$98,484
Lease Expiration:	August 31, 2023	Increases:	CPI Every 5-Years not to Exceed 15%

