



Arbor Park Taco Bell

3545 South 8400 West // Magna, Utah 84044



Accelerating success.

Arbor Park Taco Bell

Prepared By



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INVESTMENT HIGHLIGHTS

The Offering

This Investment is located in Magna, 15 miles from Salt Lake City Utah. The subject property consists of a 2,677 square foot drive thru restaurant on a .91 acre lot. Constructed in 2014 as a build-to-suit Taco Bell, the absolute NNN lease features zero landlord maintenance or expense obligations, and rent increases every 5 years. The franchisee, Golden Spike Restaurants is the owner of over 100 restaurants including Taco Bell and KFC.

Highlights

- NNN Lease, featuring no LL expense obligations and annual rental escalations
- 19.5 years remaining with four, 5-year options
- Well located on two of Magna’s thourougfares.
- The lease features a full Guaranty with Golden Spike Restaurant Group and ES-O-EN
- Shadow anchored by Walmart Neighborhood Market

Investment Highlights

- Grocery Anchored Development in Magna
- Walmart Neighborhood Market
- New Cyprus High School with 2,600 Students Being Built Two Blocks South of the Shopping Center
- Traffic Counts:

| | |
|-------------|-------------|
| 3500 South: | 16,210 AADT |
| 8400 West: | 14,895 AADT |

LOCAL TENANT MIX



ZIONS BANK





INVESTMENT SUMMARY



Taco Bell

3545 South 8400 West, Magna, UT 84044

\$3,485,000

PRICE

5.00%

CAP RATE

NOI

\$174,240

LEASE TYPE

ABSOLUTE NNN

REMAINING LEASE TERM

19.5 YEARS

LEASABLE AREA

2,677 SF

LAND AREA

0.91 ACRES

PARKING

28 SPACES

YEAR BUILT

2014

INVESTMENT
HIGHLIGHTS

INVESTMENT
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RENT ROLL

TENANT
PROFILE

PHOTOS

SITE
PLAN

RETAILER
MAP

SITE MAP

DEMOGRAPHIC
PROFILE

ARBOR PARK TACO BELL | MAGNA, UT | 6

Rent Roll

| SUITE | TENANT NAME | SF | MONTHLY RENT | MONTHLY NNNS | ANNUAL RENT | RATE PSF | TERM | LEASE COMMS | LEASE EXP | RENEWAL OPTIONS | DATE OF INCREASES | LEASE INCREASE |
|--------|-------------|-------|--------------|--------------|-------------|----------|------|-------------|-----------|-----------------|-------------------|----------------|
| B-100 | Taco Bell | 2,677 | \$14,520 | \$905.08 | \$174,240 | \$65.09 | 25 | 3/5/15 | 3/31/40 | 4-5 yr | 4/1/20 | \$65.09 |
| | | | | | | | | | | | 4/1/25 | \$71.60 |
| | | | | | | | | | | | 4/1/30 | \$78.76 |
| | | | | | | | | | | | 4/1/35 | \$86.63 |
| | | | | | | | | | | | 4/1/40 | \$95.30 |
| TOTALS | | 2,677 | \$14,520 | \$905.08 | \$174,240 | \$65.09 | | | | | | |

Investment Summary

| | |
|----------------|-------------|
| Rent Revenue | \$174,240 |
| NOI | \$174,240 |
| Purchase Price | \$3,485,000 |
| PSF Price | \$1,301.83 |

Tenant Profile



Taco Bell Corp. owns, operates, and franchises a chain of Mexican-inspired quick service restaurants in the United States. The company's restaurants offer made to order and customizable tacos, burritos, quesadillas, gorditas, nachos, chalupas, beverages, desserts and sides, and other specialty items. It also operates a restaurant in China. The company was founded in 1954 and is headquartered in Irvine, California. Taco Bell Corp. operates as a subsidiary of Yum! Brands, Inc.

Yum! Brands, Inc., or Yum! and formerly Tricon Global Restaurants, Inc., is an American fast food company. A Fortune 500 corporation, Yum! operates the brands Taco Bell, KFC, Pizza Hut, and WingStreet worldwide, except in China, where the brands are operated by a separate company, Yum China. Prior to 2011, Yum! owned Long John Silver's and A&W Restaurants. Based in Louisville, Kentucky, it is one of the world's largest fast food restaurant companies in terms of system units—with 43,617 restaurants (including 2,859 that are companyowned and 40,758 that are franchised) around the world in over 135 countries and territories.

Golden Spike Restaurants is a subsidiary of Northwest Restaurants Inc. (NRI). Northwest Restaurants Inc. is a family owned company that was founded in 1994. NRI currently owns and operates 160+ restaurant locations in Oregon, Idaho, South & North Carolina and Utah.

PROPERTY PHOTOS



INVESTMENT
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RENT ROLL

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PHOTOS

SITE
PLAN

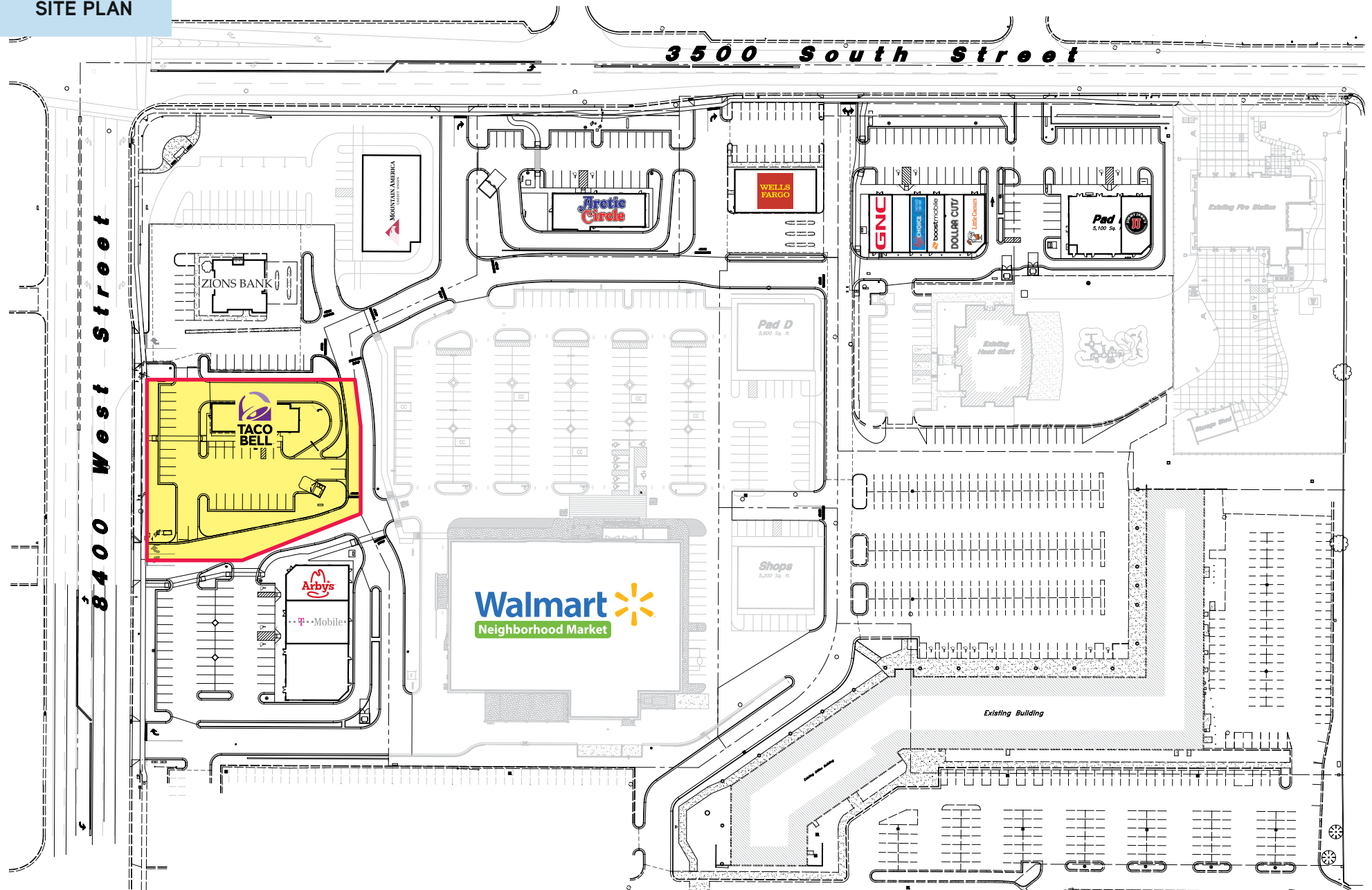
RETAILER
MAP

SITE MAP

DEMOGRAPHIC
PROFILE

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SITE PLAN



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PHOTOS

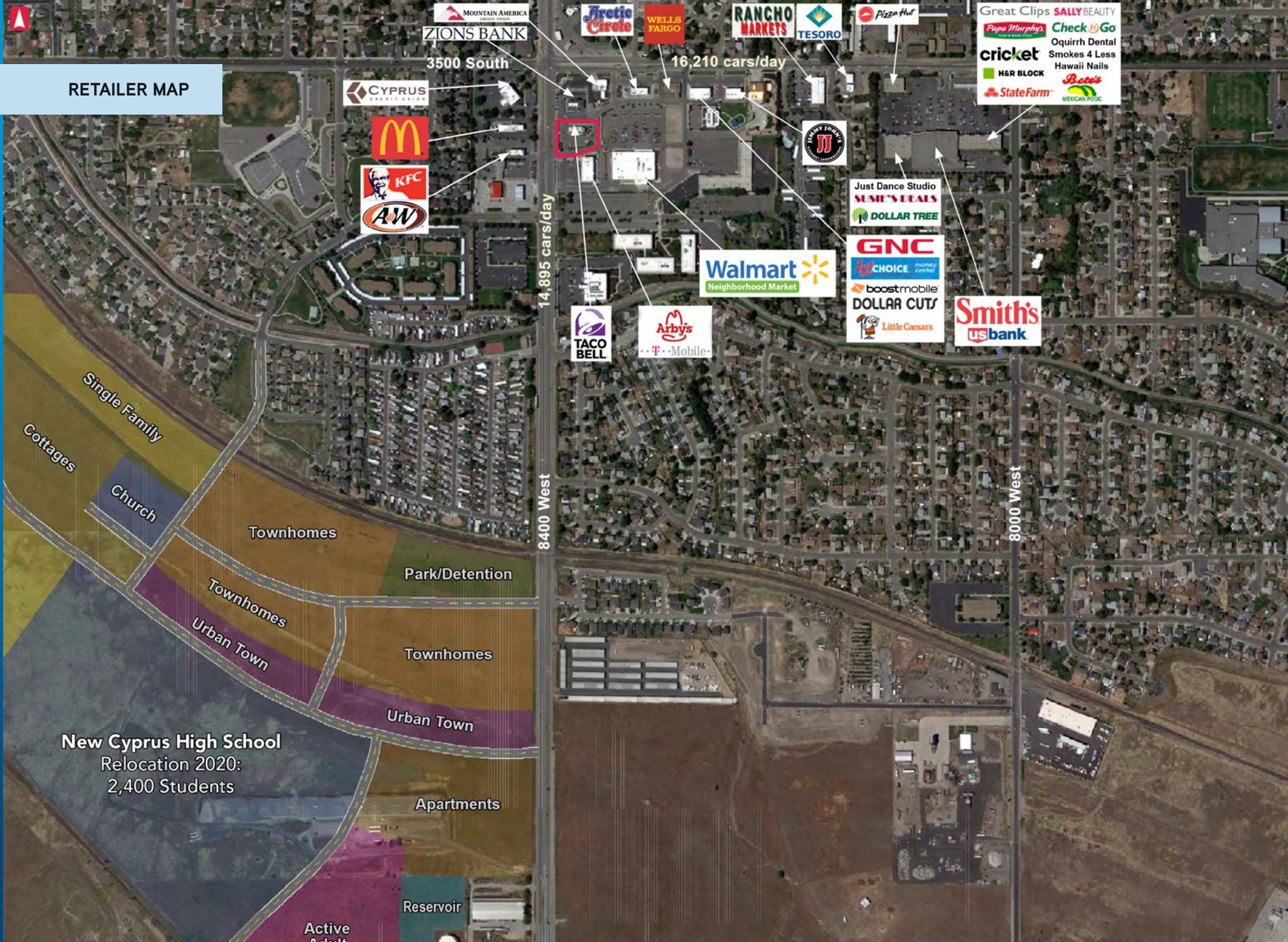
SITE
PLAN

RETAILER
MAP

SITE MAP

DEMOGRAPHIC
PROFILE

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RETAILER MAP

New Cyprus High School
Relocation 2020:
2,400 Students

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DEMOGRAPHIC
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3500 South – 16,210 cars/day

SITE MAP

8400 West – 14,895 cars/day

ZIONS BANK



TACO
BELL

Arby's

T-Mobile

Walmart
Neighborhood Market

Arctic
Circle

WELLS
FARGO

GNC

choice

boostmobile

DOLLAR CITY

Just-Cash

WELLS
FARGO

Arbor Park Drive

INVESTMENT
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DEMOGRAPHIC
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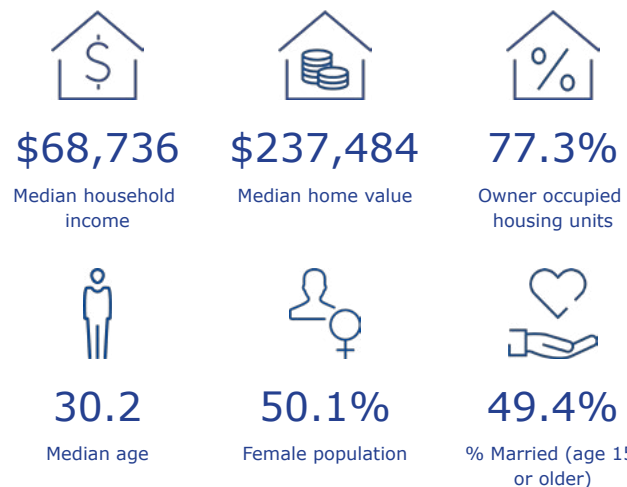
ARBOR PARK TACO BELL | MAGNA, UT | 12



Market overview

3545 S 8400 W, Magna, Utah, 84044
1 mile radius

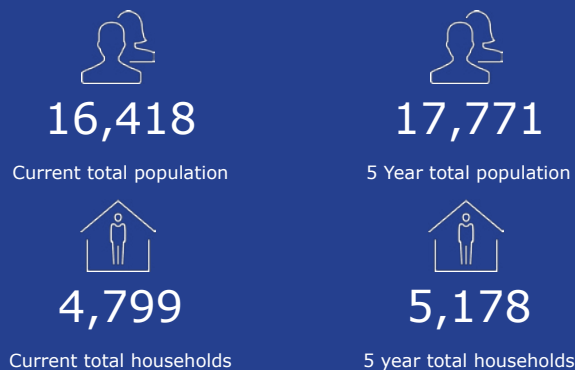
Household & population characteristics



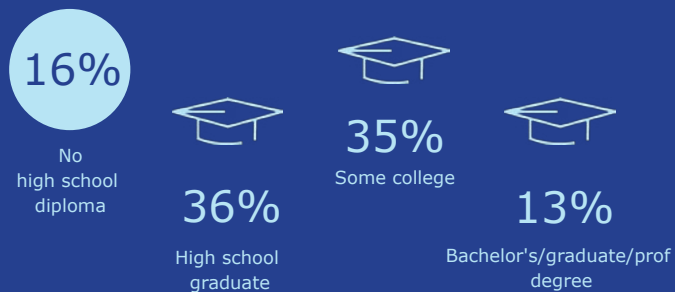
Annual lifestyle spending



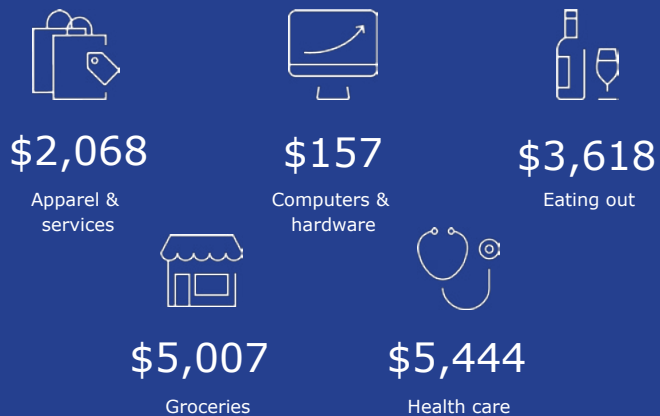
Households & population



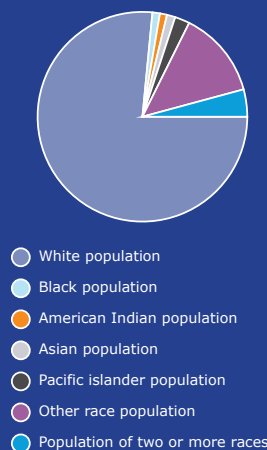
Education



Annual household spending



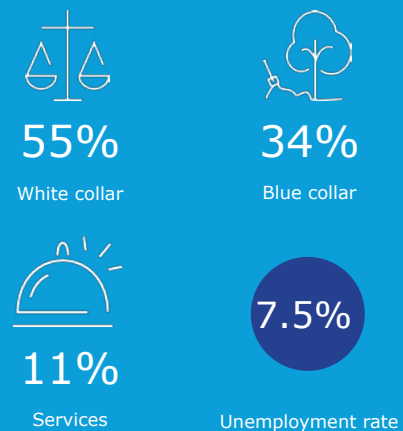
Race



Business



Employment





Market overview

3545 S 8400 W, Magna, Utah, 84044
3 mile radius

Household & population characteristics



\$67,102

Median household income



\$244,496

Median home value



78.7%

Owner occupied housing units



29.8

Median age



49.9%

Female population



52.5%

% Married (age 15 or older)

Annual lifestyle spending



\$2,120

Travel



\$66

Theatre/operas/
concerts



\$90

Movies/museums/
parks



\$55

Sports events



\$5

Online games

Households & population



52,882

Current total population



57,020

5 Year total population



14,632

Current total households



15,728

5 year total households

Education

15%

No
high school
diploma



39%

High school
graduate



33%

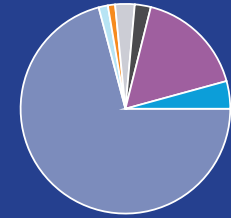
Some college



13%

Bachelor's/graduate/prof
degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



377

Total businesses



5,748

Total employees

Employment



52%

White collar



35%

Blue collar



13%

Services

7.9%

Unemployment rate

Annual household spending



\$1,953

Apparel &
services



\$150

Computers &
hardware



\$3,406

Eating out



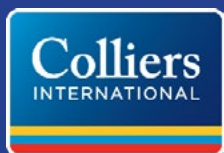
\$4,711

Groceries



\$5,098

Health care



Market overview

3545 S 8400 W, Magna, Utah, 84044
5 mile radius

Household & population characteristics



\$70,456

Median household income



\$250,728

Median home value



80.0%

Owner occupied housing units



30.2

Median age



49.9%

Female population



53.6%

% Married (age 15 or older)

Annual lifestyle spending



\$2,201

Travel



\$69

Theatre/operas/
concerts



\$93

Movies/museums/
parks



\$57

Sports events



\$5

Online games

Households & population



106,442

Current total population



113,701

5 Year total population



28,794

Current total households



30,691

5 year total households

Education

16%

No
high school
diploma



37%

High school
graduate



33%

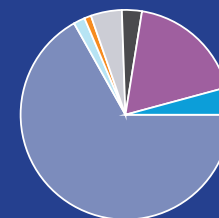
Some college



14%

Bachelor's/graduate/prof
degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,027

Total businesses



17,975

Total employees

Employment



53%

White collar



34%

Blue collar



13%

Services

7.9%

Unemployment rate

Annual household spending



\$2,012

Apparel &
services



\$155

Computers &
hardware



\$3,513

Eating out



\$4,852

Groceries



\$5,247

Health care



DOWNTOWN SALT LAKE CITY, UTAH

Location Overview

MAGNA is a suburban township located 15 miles west of Downtown Salt Lake City, near the southern shores of the Great Salt Lake. Situated on the western edge of the Salt Lake Valley and bordered by the Oquirrh Mountains to the west, Magna is home to an estimated 28,000 residents.

THE GREAT SALT LAKE is the largest natural lake west of the Mississippi River, and the largest saltwater lake in the Western Hemisphere. At the current level the Great Salt Lake is approximately 75 miles long and about 35 miles wide. The Great Salt Lake and its islands provide outstanding scenery and recreational opportunities in northern Utah.

SALT LAKE CITY is nestled along the foothills of the Rocky Mountains overlooking the largest inland lake in the western United States. Salt Lake City is situated within a 5 hour drive to 5 national parks: Zion National Park, Bryce Canyon National Park, Arches National Park, Canyonlands National Park and Capitol Reef National Park. Additionally, the city is located less than an hour from four major ski resorts. In 2002, Salt Lake City hosted the Winter Oylmpics and benefited from an economic impact of over \$4.8 billion in sales, and \$1.5 billion in earnings for Utah workers.

Salt Lake City, is the largest city and capital of the state of Utah. The Salt Lake/Wasatch Front Area has a population of over 2.38 million residents across four counties.

Salt Lake International Airport is the 23rd busiest airport in North America and the 85th busiest in the world. More than 370 flights depart daily to 99 nonstop destinations, serving over 24.5 million passengers annually. The airport is currently undergoing a \$3.6 billion renovation and expansion to accomodate expected travel increases.

While the Church of Jesus Christ of Latter-day Saints is headquartered in the city, with about 50% of residents identifying as Mormon, Salt Lake City is an ethnically and religiously diverse city. Since the completion of the transcontinental railroad in 1869, Salt Lake has been “The Crossroads of the West” and today, more than 120 languages are spoken among the city’s population.

About Salt Lake City

- **#1** LARGEST CITY IN UTAH
- **24TH** BEST PLACE TO LIVE IN AMERICA (U.S. NEWS & WORLD REPORT)
- **2002** HOST CITY FOR THE WINTER OLYMPIC GAMES
- **\$1.5** BILLION SALT LAKE TOURISM IMPACT IN 2018
- **4,330** FEET ELEVATION

THE GREAT SALT LAKE





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