

TACO CABANA

12731 I-10

San Antonio, TX 78230



ON MARKET: TACO CABANA IN SAN ANTONIO, TEXAS



INVESTMENT HIGHLIGHTS

- ▶ **Taco Cabana in San Antonio, TX**
SEVENTH MOST POPULOUS CITY IN THE COUNTRY
- ▶ **Absolute Triple Net Lease (NNN) with 15 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty | 165+ Units**
- ▶ **5% Rent Increases Every 5 Years**
HEDGE AGAINST INFLATION
- ▶ **Site Operates 61% Above the National Average for Taco Cabana Locations**
- ▶ **5.71% Rent to Sales Ratio**
- ▶ **Newly Extend Lease**
DEMONSTRATES COMMITMENT TO LOCATION
- ▶ **Outparcel to H-E-B Grocery Store Anchored Center**
- ▶ **Ideally Located Along I-10**
MORE THAN 209,500 VEHICLES PER DAY (VPD)
- ▶ **High Growth Market**
RESIDENT POPULATION INCREASED 37% SINCE 2010 WITHIN A ONE MILE RADIUS OF SUBJECT
- ▶ **Less Than 3 Miles from The University of Texas at San Antonio**
MORE THAN 32,500 STUDENTS ENROLLED
- ▶ **Additional Retail in the Area Includes:**
WALMART, SAM'S CLUB, THE HOME DEPOT, CHICK-FIL-A, PETSMART, KRISPY KREME, IHOP AND MANY MORE

FINANCIAL OVERVIEW

12731 I-10
SAN ANTONIO, TX 78230

PRICE \$2,700,000

CAP RATE 5.19%

NOI \$140,250

PRICE PER SQUARE FOOT \$790.17

RENT PER SQUARE FOOT \$41.04

YEAR BUILT 1994

APPROXIMATE LOT SIZE 0.78

GROSS LEASEABLE AREA 3,417 SF

TYPE OF OWNERSHIP Fee Simple

LEASE GUARANTOR Taco Cabana, Inc.

LEASE TYPE Triple Net (NNN)

ROOF AND STRUCTURE Tenant Responsibility



ANNUALIZED OPERATING DATA

		BASE RENT	ANNUAL RENT	MONTHLY RENT
	CURRENT	12/31/2025	\$140,250	\$11,688
	1/1/2026	12/31/2030	\$147,263	\$12,272
	1/1/2031	12/31/2035	\$154,626	\$12,885
OPTION 1	1/1/2036	12/31/2040	\$162,357	\$13,530
OPTION 2	1/1/2041	12/31/2045	\$170,475	\$14,206
OPTION 3	1/1/2046	12/31/2050	\$178,998	\$14,917
OPTION 4	1/1/2051	12/31/2055	\$187,948	\$15,662

TACO CABANA - San Antonio, Texas



THE SHOPS AT LA CANTERA
±1,246,938 SF GLA | ±194 STORES
NORDSTROM *macy's*
Dillard's *Neiman Marcus*



10
87

1604

NW MILITARY HWY

E CHARLES WILLIAM ANDERSON LOOP



McDERMOTT FWY



DE ZAVALA RD



W HAUSMAN RD



CLARK HIGH SCHOOL



FIESTA TRAILS HILLTOP



THE STRAND AT HUEBNER OAKS



LOCKHILL SELMA RD

PEGGY CARNAHAN ELEMENTARY SCHOOL



HUEBNER OAKS CENTER



PRUE RD



LEASE SUMMARY

LEASE COMMENCEMENT DATE	8/15/2020
LEASE EXPIRATION DATE	12/31/2035
LEASE TERM	35 Years
TERM REMAINING	15 Years
INCREASES	5% Every Five Years
OPTIONS TO RENEW	Four, 5 Year



TENANT OVERVIEW

Taco Cabana specializes in Tex-Mex-inspired food made fresh by hand from unique authentic recipes and ingredients that reflect its rich Tex-Mex history. All restaurants feature open-display cooking, convenient drive-thrus, open-air patio dining and a variety of draft beers, a rotating selection of frozen and on-the-rocks alcoholic beverages, refreshing tequila margaritas and sangrias.

Taco Cabana was founded by Felix Stehling in September 1978 with its first restaurant at the corner of San Pedro and Hildebrand Avenue in Midtown San Antonio. Stehling purchased a vacant Dairy Queen because the family needed additional parking space for their popular bar across the street, the Crystal Pistol. Stehling decided to open a taco stand. The open-air design of the existing structure led to the “patio cafe” concept that defined the chain’s subsequent locations. Felix Stehling’s wife, Billie Jo Stehling, created the décor and interior theme for the restaurant chain. After finding all of the patio furniture stolen following the first night of business, Stehling decided to keep the place open 24 hours.



OVERVIEW

TENANT	Taco Cabana
OWNERSHIP	Private
PARENT COMPANY	Fiesta Restaurant Group
LEASE GUARANTOR	Taco Cabana, Inc.
NUMBER OF LOCATIONS	165+ Units
HEADQUARTERED	San Antonio, TX
WEB SITE	www.tacocabana.com
SALES VOLUME	\$297.4 Million (2019)



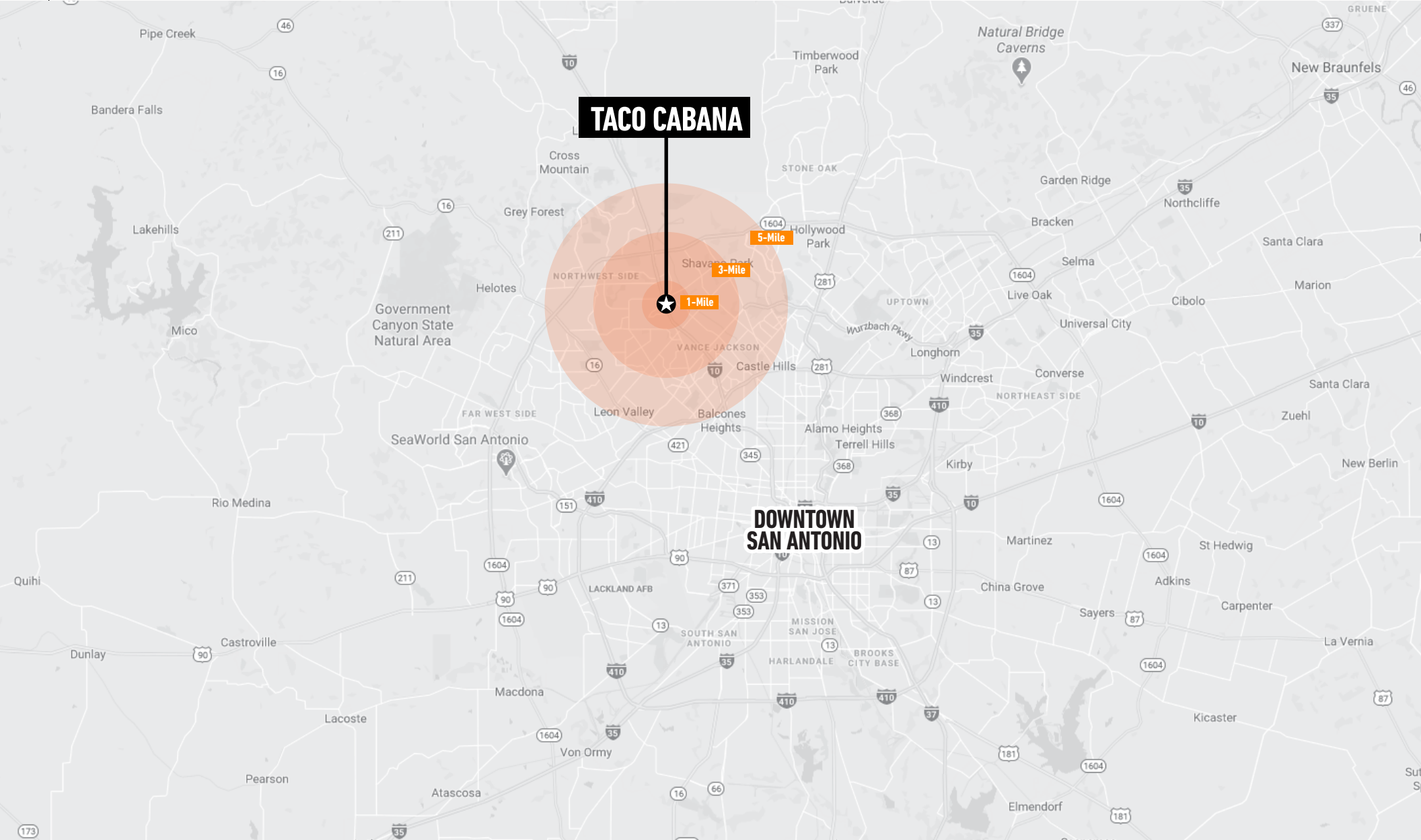
ACTUAL PROPERTY

ABOUT SAN ANTONIO

San Antonio is the seventh-most populous city in the United States, and the second-most populous city in Texas. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”. The Greater San Antonio and Greater Austin areas are separated from each other by 80 miles along Interstate 35. The U.S. Armed Forces have numerous facilities in and around San Antonio; Fort Sam Houston is the only one within the city limits. Lackland Air Force Base, Randolph Air Force Base, Lackland AFB/Kelly Field Annex, Camp Bullis, and Camp Stanley are outside the city limits. Kelly Air Force Base operated out of San Antonio until 2001, when the airfield was transferred to Lackland AFB. The remaining parts of the base were developed as Port San Antonio, an industrial/business park and aerospace complex. San Antonio is home to six Fortune 500 companies and the South Texas Medical Center, the only medical research and care provider in the South Texas region.

San Antonio has a diversified economy with a gross domestic product (GDP) of approximately \$96.8 billion. This ranks the city fourth in Texas and 38th in the United States. San Antonio’s economy focuses primarily on military, health care, government-civil service, financial services, oil and gas, and tourism. Within the past twenty years, the city has become a significant location for American-based call centers and has added a sizable manufacturing sector centered around automobiles.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2000 Population	6,584	75,241	199,220	2000 Households	2,729	39,674	83,973	2020 Average HH Income	\$72,141	\$75,465	\$79,902
2010 Population	8,855	94,204	251,605	2010 Households	3,985	39,674	106,902	2020 Median HH Income	\$57,113	\$57,234	\$58,755
2020 Population	12,134	117,055	308,994	2020 Households	5,331	48,767	129,828	2020 Per Capita Income	\$31,695	\$31,440	\$33,572
2025 Population	13,172	125,610	331,092	2025 Households	5,763	52,174	138,686				

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