



LATEST DEL TACO PROTOTYPE

DIRECTLY ACROSS FROM WALMART

20-YEAR NNN LEASE



Adjacent Denny's also
available for Purchase
Inquire for more Details!



Brand New 2019
Construction!
Representative Photo

DEL TACO 20-YEAR ABSOLUTE NET (NNN)

1321 N. Riverside Dr., Española, NM 87532 (Santa Fe MSA)

OFFERING MEMORANDUM

Marcus & Millichap

exclusive offering

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OFFERING INCLUDES

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- Aerial Maps

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- Economic Overview
- Demographic Analysis



PRICING & FINANCIAL ANALYSIS

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Representative Photo

Investment Highlights

- BRAND NEW CONSTRUCTION
- LATEST DEL TACO PROTOTYPE
- BRAND NEW 20-YEAR LEASE
- ABSOLUTE TRIPLE-NET - ZERO LANDLORD RESPONSIBILITIES
- LOCATED ON MAIN RETAIL CORRIDOR
- FORMER CHIEF OPERATING OFFICER OF 120+ LOCATIONS FOR QK HOLDINGS L.L.C
- STRONG TRAFFIC COUNTS – OVER 26,000 VEHICLES PER DAY
- LARGE LOT SIZE - CORNER LOT
- DIRECTLY ACROSS FROM NEWLY REMODELED WALMART SHOPPING CENTER
- DIRECTLY ACROSS LOWE'S HOME IMPROVEMENT ANCHORED CENTER
- ADJACENT TO NEWLY BUILT DENNY'S
- SANTE FE MSA
- 2019 COUNTY OF RIO ARRIBA TO ISSUE A \$30 MILLION BOND FOR ADDITIONAL COUNTY IMPROVEMENTS AND IMPROVING ROAD SYSTEMS

Marcus & Millichap is pleased to offer this property paired with an absolute net long term lease with zero landlord responsibilities. Del Taco Restaurants Inc. is an American fast food restaurant chain which specializes in American-style Mexican cuisine as well as American foods such as burgers, fries, and shakes. Del Taco is led by CEO John D. Cappasola, Jr., and is headquartered in Lake Forest, California.



LIST PRICE **\$2,822,171**
CAP RATE **5.25%**

LEASE TERM 20 Years
 INCREASES 10% Every 5 Years
 OPTIONS Four 5-Year Options
 LOT SIZE 0.552 Acres
 BUILDING SIZE 2,418 SF
 FLOORS 1 Story
 SEATS 64 Seats
 YEAR BUILT 2019
 TYPE OF OWNERSHIP Fee Simple
 GUARANTY 11-Unit Entity

**Operated by the former Chief Operating Officer of QK Holdings. QK Holdings was the largest unit Denny's and Del Taco Franchisee with 120+ locations until 2019. The operator of this Del Taco Has been part of the QK Family of Companies since their inception in the 1990's.*

Executive Summary

RENT SCHEDULE	MONTHLY RENT	ANNUAL RENT
YEAR 1	\$12,347	\$148,164
YEAR 2	\$12,347	\$148,164
YEAR 3	\$12,347	\$148,164
YEAR 4	\$12,347	\$148,164
YEAR 5	\$12,347	\$148,164
YEAR 6	\$13,582	\$162,980
YEAR 7	\$13,582	\$162,980
YEAR 8	\$13,582	\$162,980
YEAR 9	\$13,582	\$162,980
YEAR 10	\$13,582	\$162,980
YEAR 11	\$14,940	\$179,278
YEAR 12	\$14,940	\$179,278
YEAR 13	\$14,940	\$179,278
YEAR 14	\$14,940	\$179,278
YEAR 15	\$14,940	\$179,278
YEAR 16	\$16,434	\$197,206
YEAR 17	\$16,434	\$197,206
YEAR 18	\$16,434	\$197,206
YEAR 19	\$16,434	\$197,206
YEAR 20	\$16,434	\$197,206
YEAR 1 NET OPERATING INCOME		\$148,164

COMPANY OVERVIEW

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Corporate HQ | Lake Forest, California

Del Taco Restaurants Inc. is an American fast food restaurant chain which specializes in American-style Mexican cuisine as well as American foods such as burgers, fries, and shakes. Del Taco is led by CEO John D. Cappasola, Jr., and is headquartered in Lake Forest, California.

The chain operates in 15 states, and has 310 corporate locations and 241 franchise locations as of January 3, 2017. The majority of their restaurants are in California, Oregon and Washington. Del Taco also operates in other western states (including Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Oklahoma, Texas, and Utah), and has locations sprinkled around areas east of the Mississippi. Las Vegas, Nevada has the most Del Tacos of any single city, and California has the most Del Tacos of any state.

Del Taco serves two different types of food: Mexican and American. Their standard menu includes Hard Shell Tacos, Soft Tacos, Burritos, Quesadillas, Nachos, Deluxe Taco Salad, Crinkle Cut French Fries, Chili Cheddar Fries, Double Del Cheeseburger, Bacon Del Cheeseburger, Triple Del Cheeseburger, Fries, Shakes, and at least four types of Dinner Burritos.

OWNERSHIP
TRADED AS

PUBLIC
NASDAQ: TACO
RUSSELL 2000 COMPONENT

YEAR FOUNDED
NUMBER OF LOCATIONS
HEADQUARTERED
WEBSITE
CEO

1964
564
LAKE FOREST, CALIFORNIA
www.DELTACO.COM
JOHN D. CAPPASOLA, JR.



PROPERTY OVERVIEW

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Market Overview

Española, New Mexico

Welcome to Española

We hope you enjoy the culture, hospitality and beauty of northern New Mexico. We also hope that you will take the time to learn why Española is "the Heart of Northern New Mexico where cultures unite".

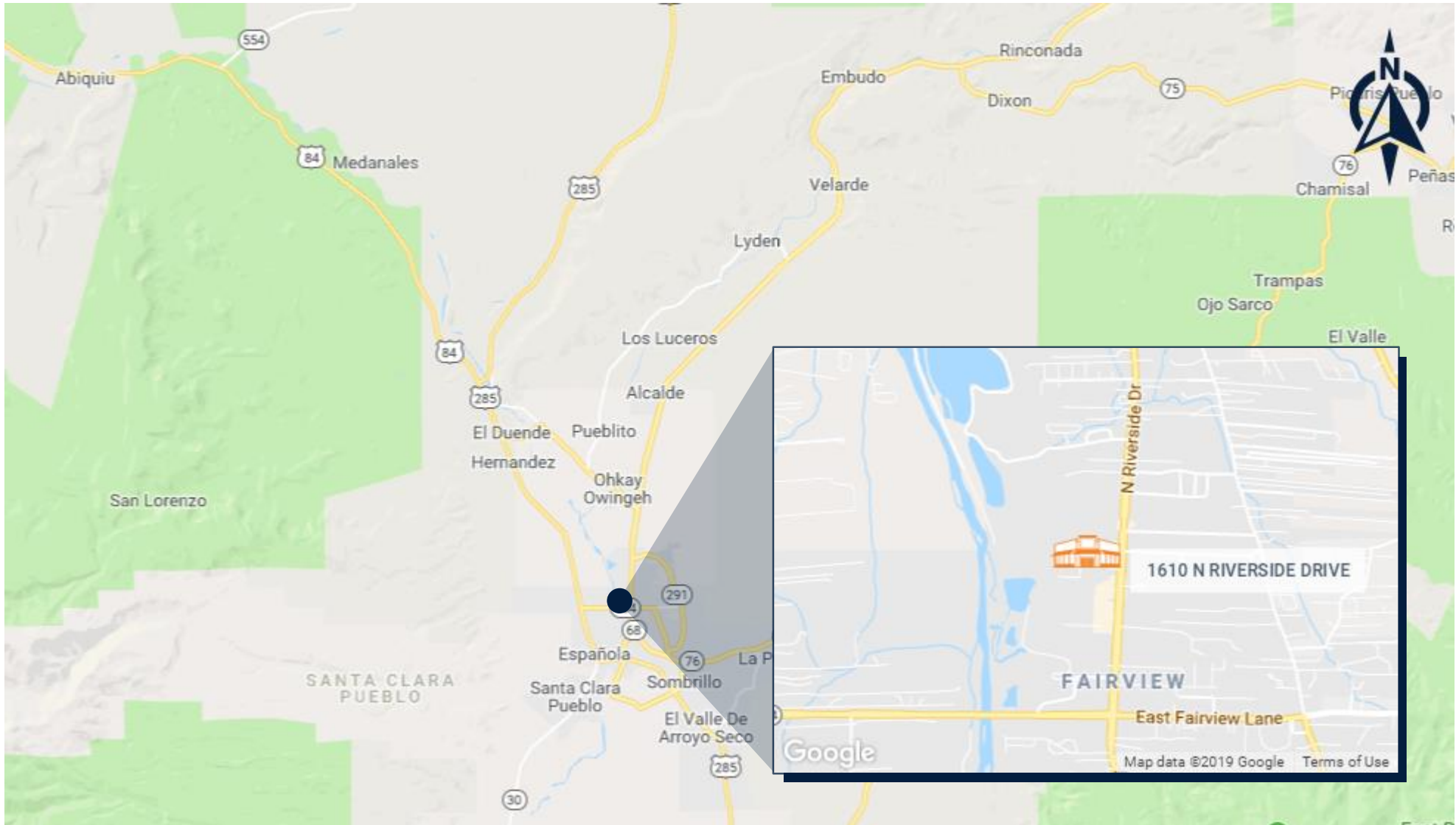
Española is a city primarily in Rio Arriba County, New Mexico, in the United States. A portion of the central and eastern section of the city is in Santa Fe County. Founded as a capital for Nuevo México in 1598 as San Juan de los Caballeros, it was renamed Española in 1880 when it became a railroad village, the city was officially incorporated in 1925. It has been called the first capital city in America. At the 2010 census, the city had a total population of 10,495. Española is within the Albuquerque–Santa Fe–Las Vegas combined statistical area.

Española has seen much commercial development on Riverside Drive, the city's secondary main road. Retail and eatery chains such as Lowe's, Chili's and GameStop, are anchors of a massive shopping square located next to Wal-Mart which came into the city in 1999. Many other stores such as CVS/Pharmacy and Petsense have recently[when?] added locations in Española.

MAYOR	JAVIER E. SÁNCHEZ
DENSITY	1,200/SQ MI
TIME ZONE	GMT-6
ZIP CODES	87532, 87533
AREA CODE	505
WEBSITE	WWW.CITYOFESPANOLA.ORG

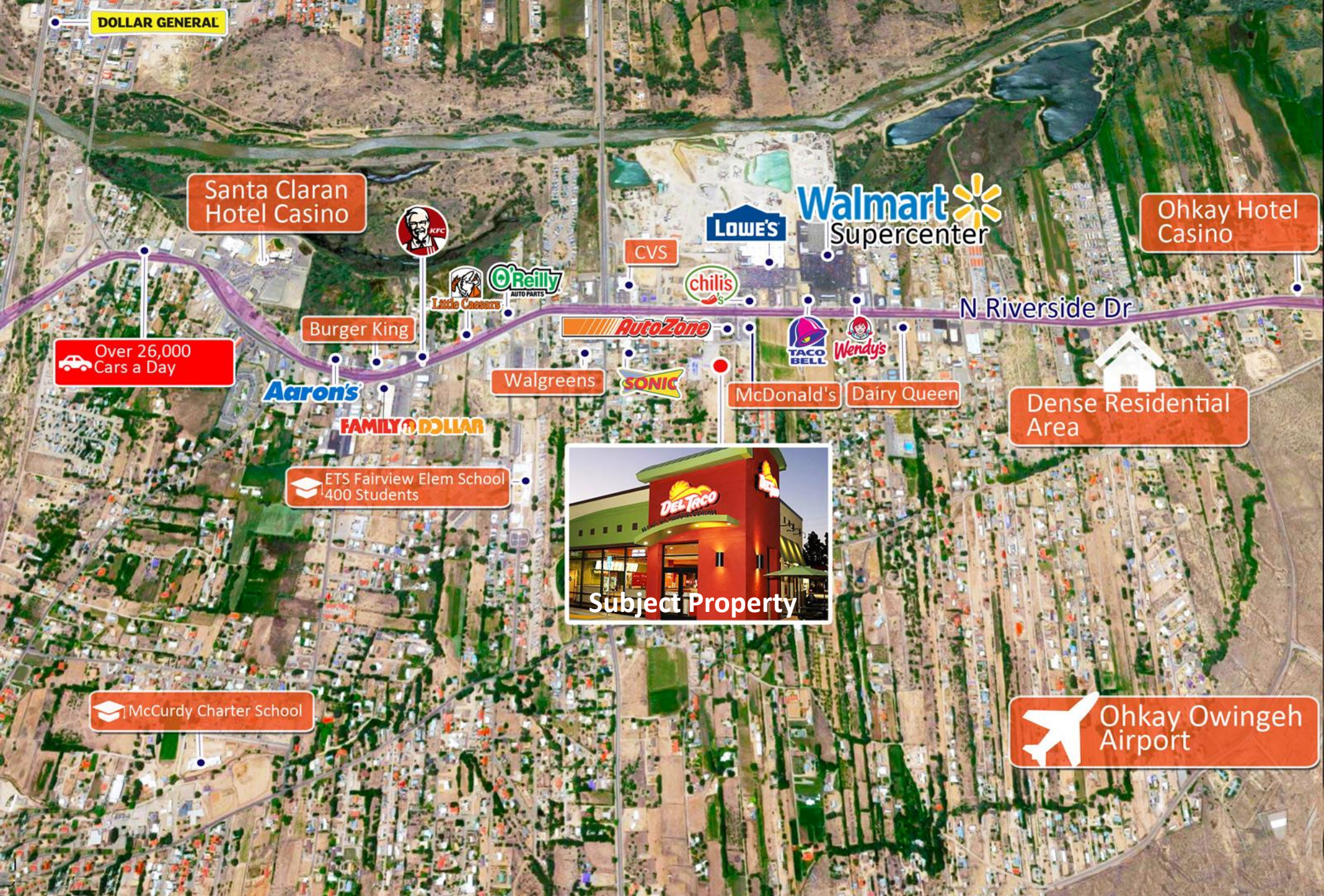
Regional and Local Map

1321 N. Riverside Dr., Española, NM 87532 (Santa Fe MSA)



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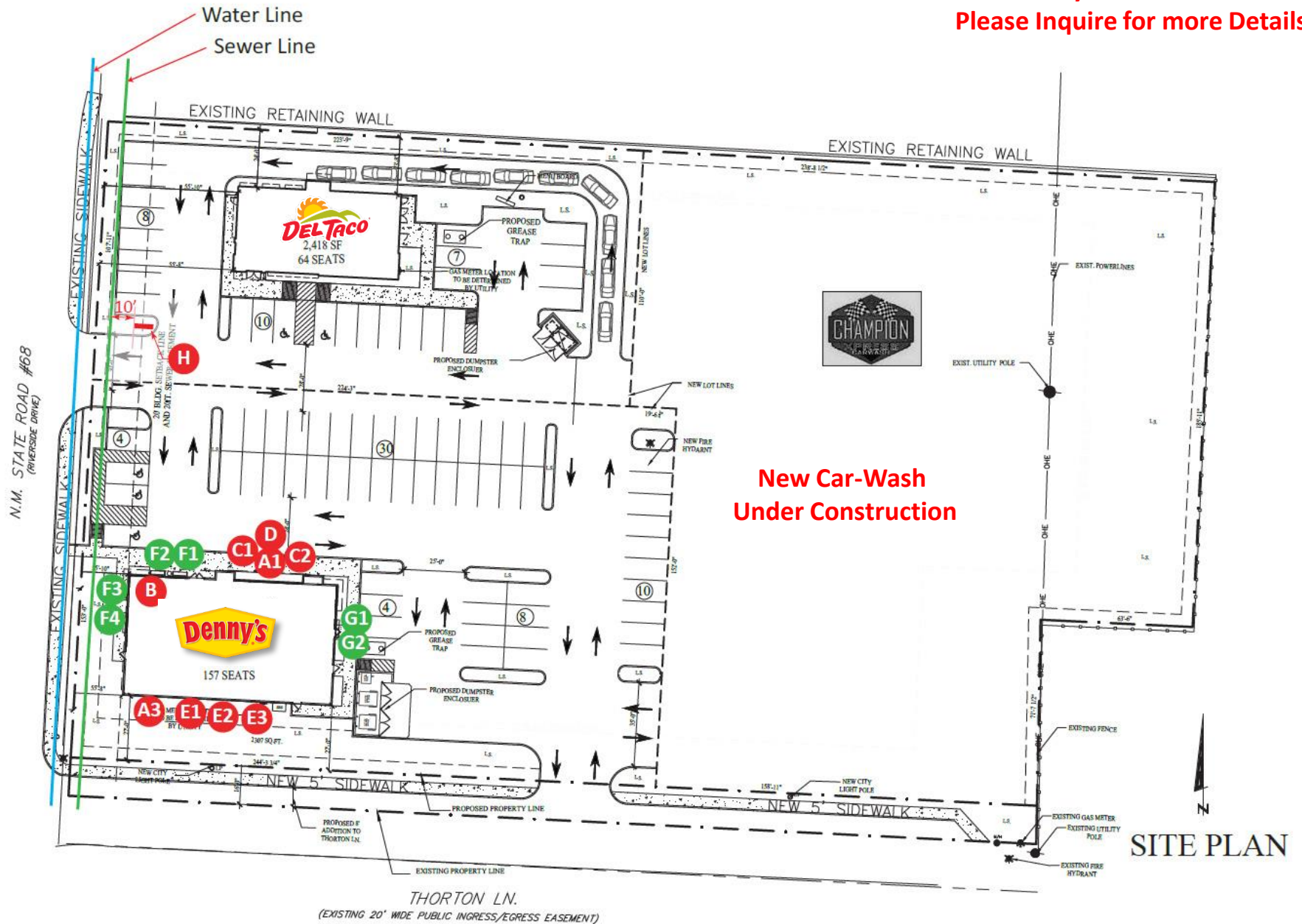
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Denny's also For Sale
Please Inquire for more Details



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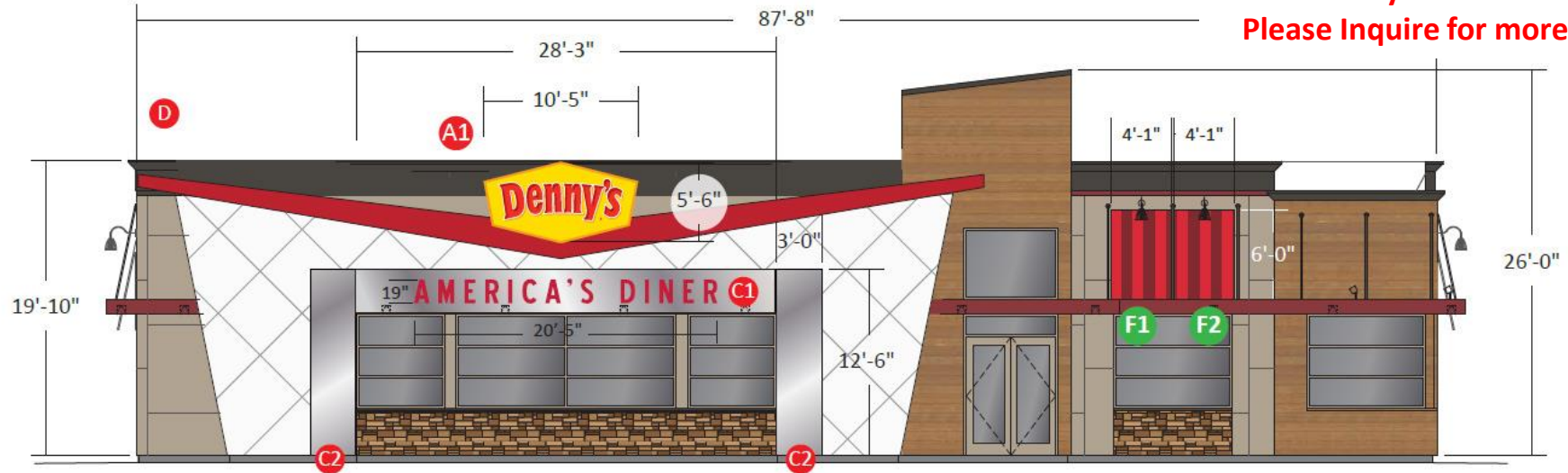
SOUTH ELEVATION



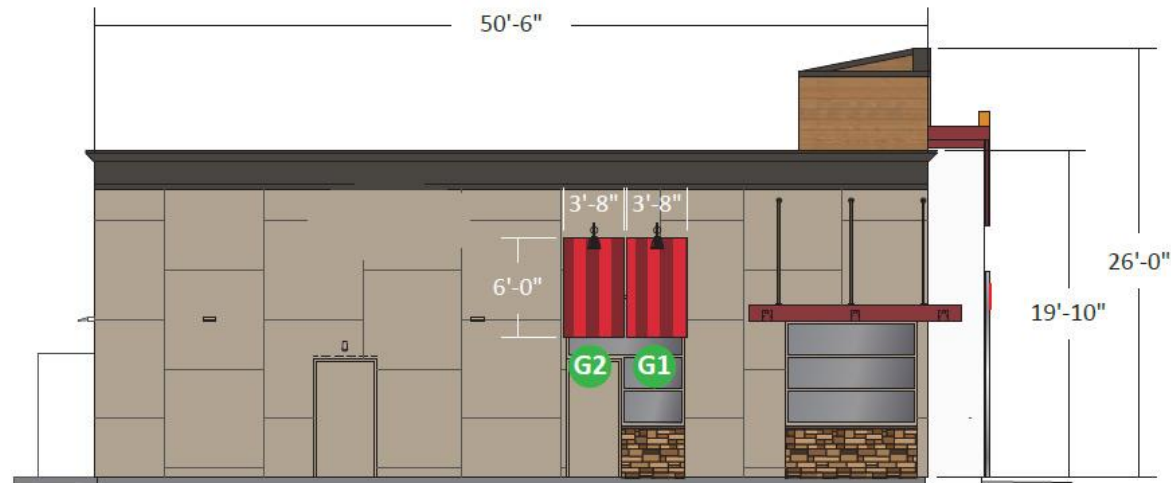
WEST ELEVATION



Denny's also For Sale
Please Inquire for more Details



NORTH (ENTRANCE) ELEVATION
SCALE: 1/8" = 1'-0"

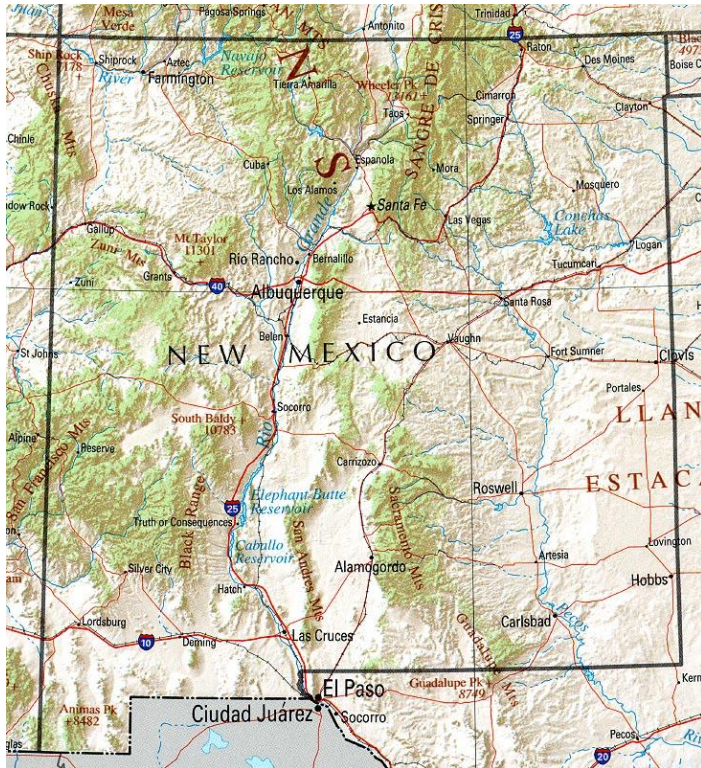


EAST ELEVATION
SCALE: 1/8" = 1'-0"

Location Analysis

ESPANOLA NM (SANTA FE MSA) OVERVIEW

Nestled in the foothills of the Sangre de Cristo mountains, Santa Fe is the nation's oldest capital city and houses the third largest art market. The surrounding mountains as well as Bandelier National Monument and Santa Fe National Forest provide many outdoor activities and support a large tourism sector. Visitors are also drawn to the region's history, architecture and arts, which provide jobs in resorts, hotels and restaurants. The metro area encompasses all of Santa Fe County in north central New Mexico.



METRO HIGHLIGHTS



LARGE TOURISM SECTOR

The region's scenic beauty, the city's historic downtown, and the many art galleries and museums draw more than 1 million visitors annually.



STATE CAPITAL

It is the capital city of New Mexico. Government is a major driving force in the economy and accounts for a sizable portion of employment.



POPULATION GROWTH

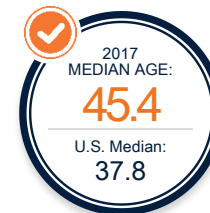
The population is growing at a much faster pace than the national average. Through 2022, the metro is expected to gain nearly 10,000 new residents.



ECONOMY

- Healthcare is a growing industry as the population ages and the region attracts many retirees. Christus St. Vincent Regional Medical Center is a large employer in this segment.
- The surrounding mountains as well as Bandelier National Monument and Santa Fe National Forest offer many outdoor activities and support a large tourism sector, which provides jobs in the many resorts, hotels and restaurants.
- Los Alamos National Laboratory is located just outside the metro, 43 miles from downtown Santa Fe. Many workers at the facility come to Santa Fe for goods and services.

DEMOGRAPHICS



DEMOGRAPHIC ANALYSIS

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Demographic Analysis

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	4,172	15,923	24,596
■ 2017 Estimate			
Total Population	4,172	15,770	24,347
■ 2010 Census			
Total Population	3,791	15,471	23,116
■ 2000 Census			
Total Population	3,709	15,073	23,199
■ Current Daytime Population			
2017 Estimate	2,167	12,862	17,272
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	1,517	6,136	9,489
■ 2017 Estimate			
Total Households	1,507	5,986	9,239
Average (Mean) Household Size	2.65	2.58	2.59
■ 2010 Census			
Total Households	1,379	5,920	8,844
■ 2000 Census			
Total Households	1,371	5,572	8,439
■ Occupied Units			
2022 Projection	1,517	6,136	9,489
2017 Estimate	1,678	6,705	10,390
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$150,000 or More	3.90%	4.28%	4.34%
\$100,000 - \$149,000	8.82%	8.65%	9.83%
\$75,000 - \$99,999	9.65%	8.86%	8.78%
\$50,000 - \$74,999	16.74%	14.92%	15.34%
\$35,000 - \$49,999	12.66%	12.95%	12.84%
Under \$35,000	48.23%	50.35%	48.88%
Average Household Income	\$51,560	\$50,671	\$52,494
Median Household Income	\$37,084	\$34,676	\$36,297
Per Capita Income	\$18,819	\$19,355	\$20,040

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$63,509	\$58,984	\$60,380
■ Consumer Expenditure Top 10 Categories			
Housing	\$17,483	\$16,422	\$16,728
Shelter	\$10,931	\$10,312	\$10,474
Transportation	\$10,536	\$9,777	\$10,019
Food	\$6,742	\$6,253	\$6,381
Personal Insurance and Pensions	\$5,437	\$4,748	\$4,986
Health Care	\$3,872	\$3,538	\$3,647
Utilities	\$3,077	\$2,869	\$2,929
Entertainment	\$2,749	\$2,508	\$2,581
Cash Contributions	\$1,919	\$1,689	\$1,803
Apparel	\$1,761	\$1,623	\$1,667
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	4,172	15,770	24,347
Under 20	26.81%	27.05%	26.46%
20 to 34 Years	18.16%	19.37%	18.74%
35 to 39 Years	5.93%	5.90%	5.88%
40 to 49 Years	12.33%	11.59%	11.79%
50 to 64 Years	20.97%	20.36%	21.25%
Age 65+	15.80%	15.75%	15.88%
Median Age	39.25	38.02	39.07
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	2,795	10,454	16,322
Elementary (0-8)	6.32%	7.38%	7.23%
Some High School (9-11)	12.97%	11.77%	11.38%
High School Graduate (12)	33.58%	30.26%	29.94%
Some College (13-15)	21.92%	22.96%	23.78%
Associate Degree Only	7.34%	8.91%	9.31%
Bachelors Degree Only	8.14%	9.27%	9.76%
Graduate Degree	8.71%	7.59%	7.15%

Demographic Analysis



Population

In 2018, the population in your selected geography is 4,172. The population has changed by 12.48% since 2000. The current population is 48.52% male and 51.48% female. The median age of the population in your area is 39.25, compare this to the US average which is 37.83. The population density in your area is 1,327.09 people per square mile.



Households

There are currently 1,507 households in your selected geography. The number of households has changed by 9.92% since 2000. It is estimated that the number of households in your area will be 1,517 five years from now, which represents a change of 0.66% from the current year. The average household size in your area is 2.65 persons.



Income

In 2018, the median household income for your selected geography is \$37,084, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 18.95% since 2000. It is estimated that the median household income in your area will be \$45,264 five years from now, which represents a change of 22.06% from the current year.

The current year per capita income in your area is \$18,819, compare this to the US average, which is \$30,982. The current year average household income in your area is \$51,560, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 46.94% White, 0.69% Black, 0.02% Native American and 1.07% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 84.83% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

The median housing value in your area was \$122,756 in 2018, compare this to the US average of \$193,953. In 2000, there were 1,084 owner occupied housing units in your area and there were 287 renter occupied housing units in your area. The median rent at the time was \$372.



Employment

In 2018, there are 728 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 62.37% of employees are employed in white-collar occupations in this geography, and 36.91% are employed in blue-collar occupations. In 2018, unemployment in this area is 6.59%. In 2000, the average time traveled to work was 29.00 minutes.

Broker of Record
Matthew Reeves
Broker, Lic.# 19583
P: 0584520

exclusive offering

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N Riverside Dr & Thorton Ln, Española (Santa Fe MSA), NM

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Marcus & Millichap