



BRAND NEW CONSTRUCTION

DIRECTLY ACROSS FROM WALMART

BRAND NEW 20-YEAR NNN LEASE



Adjacent Del Taco also
available for Purchase
Inquire for more Details!



Brand New 2019
Construction!
*Representative Photo

DENNY'S 20-YEAR ABSOLUTE NET (NNN)

1317 N. Riverside Dr., Española, NM 87532 (Santa Fe MSA)

OFFERING MEMORANDUM

Marcus & Millichap

exclusive offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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OFFERING INCLUDES

INVESTMENT ANALYSIS

- Investment Highlights
- Executive Summary

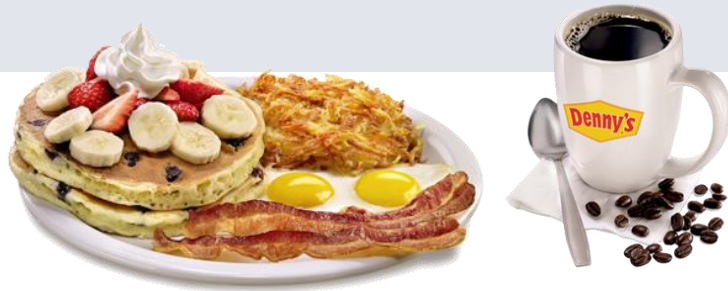
COMPANY OVERVIEW

PROPERTY OVERVIEW

- Aerial Maps

LOCATION OVERVIEW

- City Overview
- Economic Overview
- Demographic Analysis



PRICING & FINANCIAL ANALYSIS

DENNY'S 20-YEAR ABSOLUTE NET (NNN)

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America's diner is always open.™



Representative Photo

Investment Highlights

- BRAND NEW CONSTRUCTION
- LATEST DENNY'S PROTOTYPE
- BRAND NEW 20-YEAR LEASE
- ABSOLUTE TRIPLE-NET
- ZERO LANDLORD RESPONSIBILITIES
- LOCATED ON MAIN RETAIL CORRIDOR
- STRONG TRAFFIC COUNTS – OVER 26,000 VEHICLES PER DAY
- LARGE LOT SIZE - CORNER LOT
- DIRECTLY ACROSS NEWLY REMODELED WALMART SHOPPING CENTER
- DIRECTLY ACROSS LOWE'S HOME IMPROVEMENT ANCHORED CENTER
- ADJACENT TO NEWLY BUILT DEL TACO
- 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. Denny's (also known as Denny's Diner on some of the locations' signage) is an American table service diner-style restaurant chain. It operates over 1,600 restaurants in the United States (including Puerto Rico and Guam), Canada, Costa Rica, El Salvador, Mexico, The Dominican Commonwealth, Guatemala, Japan, Honduras, New Zealand, Qatar, Philippines, United Arab Emirates, Curaçao, and the United Kingdom.



LIST PRICE **\$3,431,609**

CAP RATE **5.25%**

LEASE TERM 20 Years

INCREASES 10% Every 5 Years

OPTIONS Four 5-Year Options

LOT SIZE 0.851 Acres

BUILDING SIZE 4,503 SF

FLOORS 1 Story

SEATS 157 Seats

YEAR BUILT 2019

TYPE OF OWNERSHIP Fee Simple

GUARANTY 6 Locations

**Operated by a partnership which includes 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 Denny's 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 | \$15,013 | \$180,159 |
| YEAR 2 | \$15,013 | \$180,159 |
| YEAR 3 | \$15,013 | \$180,159 |
| YEAR 4 | \$15,013 | \$180,159 |
| YEAR 5 | \$15,013 | \$180,159 |
| YEAR 6 | \$16,515 | \$198,175 |
| YEAR 7 | \$16,515 | \$198,175 |
| YEAR 8 | \$16,515 | \$198,175 |
| YEAR 9 | \$16,515 | \$198,175 |
| YEAR 10 | \$16,515 | \$198,175 |
| YEAR 11 | \$18,166 | \$217,993 |
| YEAR 12 | \$18,166 | \$217,993 |
| YEAR 13 | \$18,166 | \$217,993 |
| YEAR 14 | \$18,166 | \$217,993 |
| YEAR 15 | \$18,166 | \$217,993 |
| YEAR 16 | \$19,983 | \$239,792 |
| YEAR 17 | \$19,983 | \$239,792 |
| YEAR 18 | \$19,983 | \$239,792 |
| YEAR 19 | \$19,983 | \$239,792 |
| YEAR 20 | \$19,983 | \$239,792 |
| YEAR 1 NET OPERATING INCOME | | \$180,159 |

COMPANY OVERVIEW

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America's diner is always open.™



Corporate HQ | Spartanburg, SC

Denny's is America's diner. Harold Butler and Richard Jezak opened a donut stand in 1953 and called it Danny's Donuts. Butler's stated promise was "To serve the best cup of coffee, make the best donuts, give the best service, offer the best value and stay open 24 hours a day." Today that donut stand is a restaurant chain with a slightly different name, over 1,700 locations and a proven reputation for keeping Mr. Butler's original promise.

Feel like getting slammed for breakfast? The home of the Grand Slam Breakfast, Denny's is one of the leading full-service, family-style restaurant chains in the US, with more than 1,710 of its signature eateries located across the country. Typically open 24 hours a day, the chain is best known for its menu of breakfast items, including eggs, pancakes, and combination plates carrying such names as All-American Slam, Lumberjack Slam, and the aforementioned Grand Slam Breakfast. Denny's also serves standard American fare (burgers, sandwiches, steak) for lunch and dinner. The company owns and operates about 165 of its restaurants, while the rest are franchised or operate under licensing agreements.

OWNERSHIP

PUBLIC

TRADED AS

NASDAQ: DENN

RUSSELL 2000 COMPONENT

YEAR FOUNDED

1953

NUMBER OF LOCATIONS

1,700

HEADQUARTERED

SPARTANBURG, SC

WEBSITE

www.Dennys.com

CEO

JOHN C. MILLER



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".

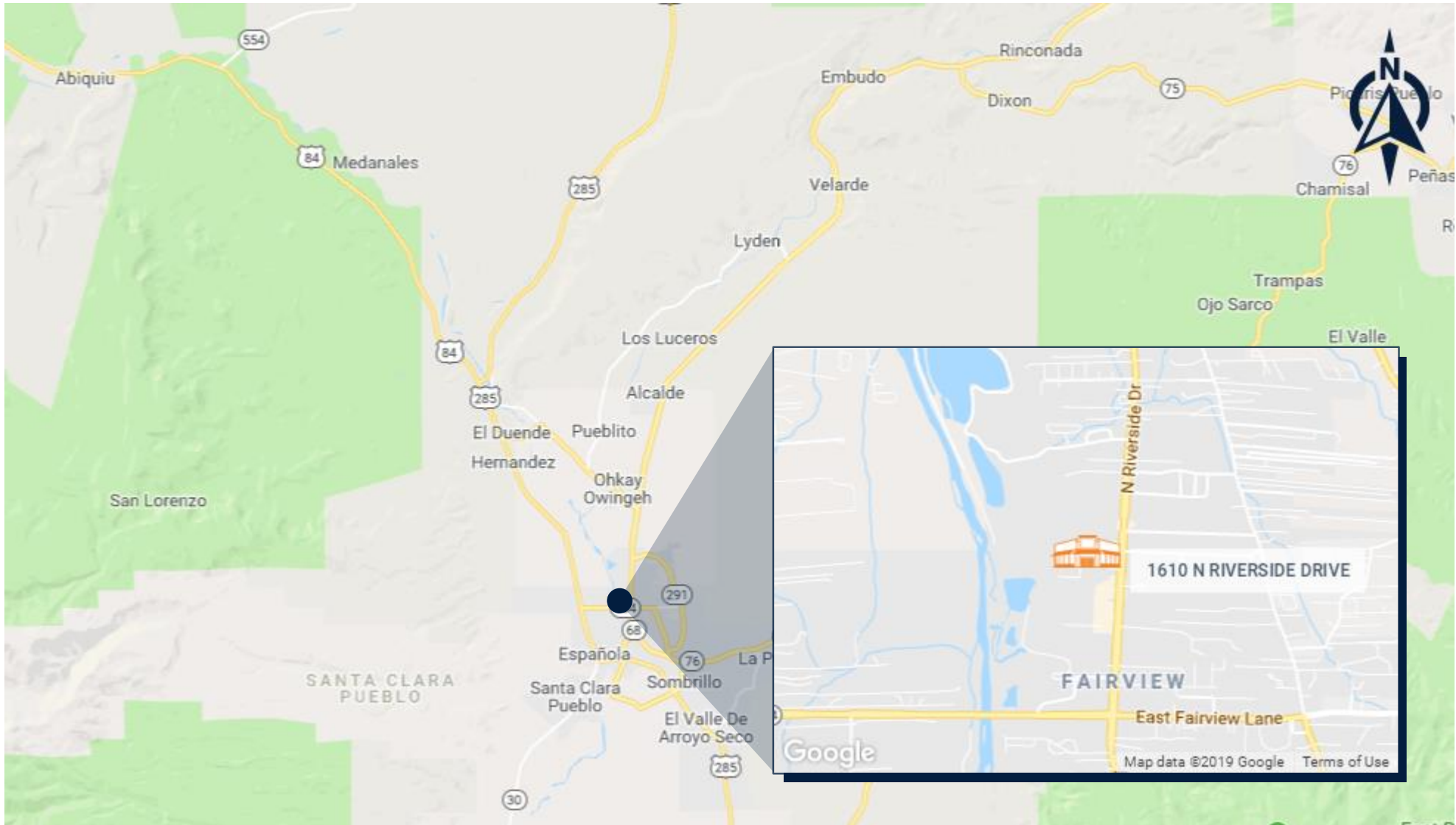
Española is a city primarily in Rio Arriba County, New Mexico, in the United States. A portion of the central and eastern section of the city is in Santa Fe County. Founded as a capital for Nuevo México in 1598 as San Juan de los Caballeros, it was renamed Española in 1880 when it became a railroad village, 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

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



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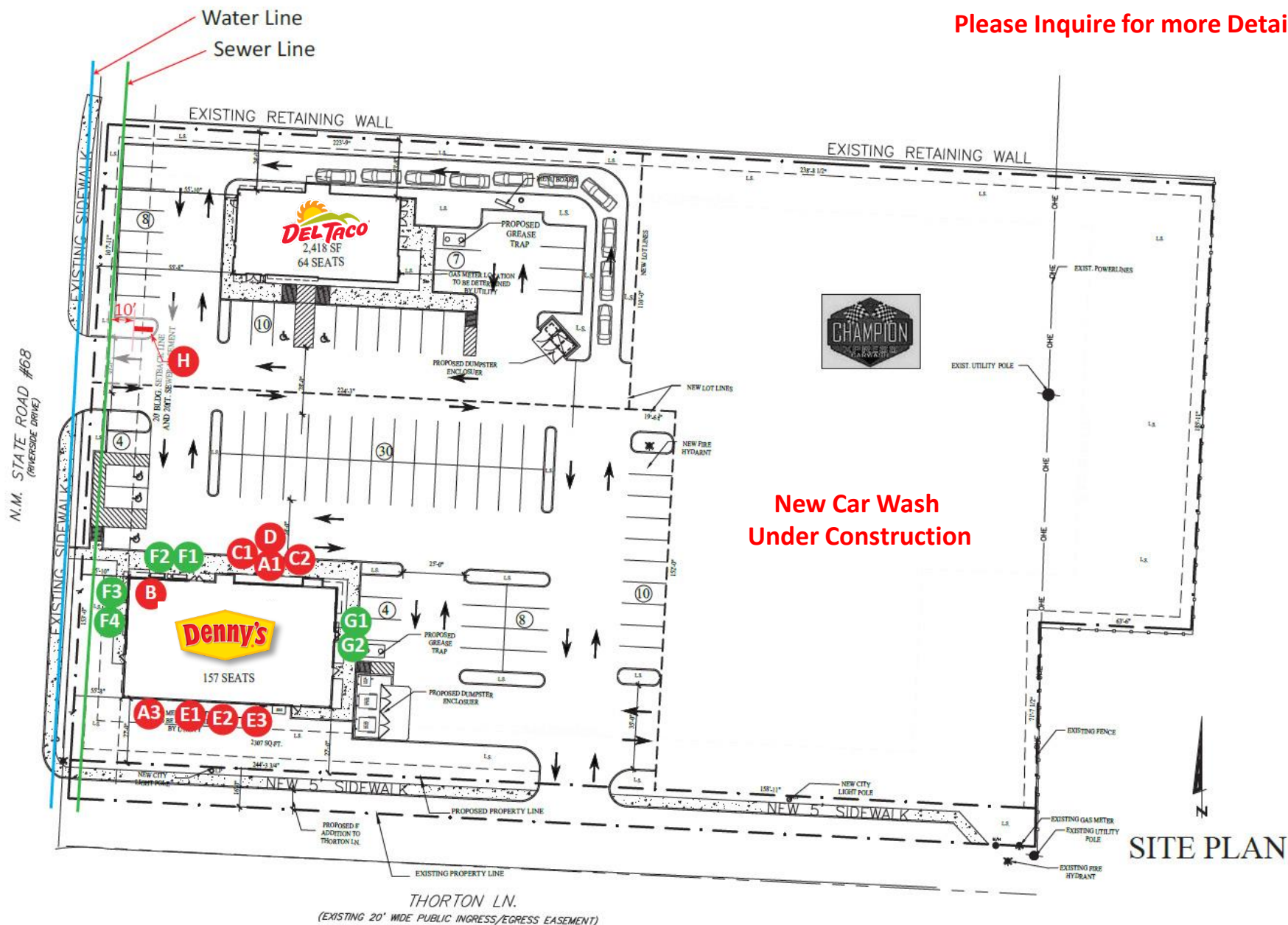
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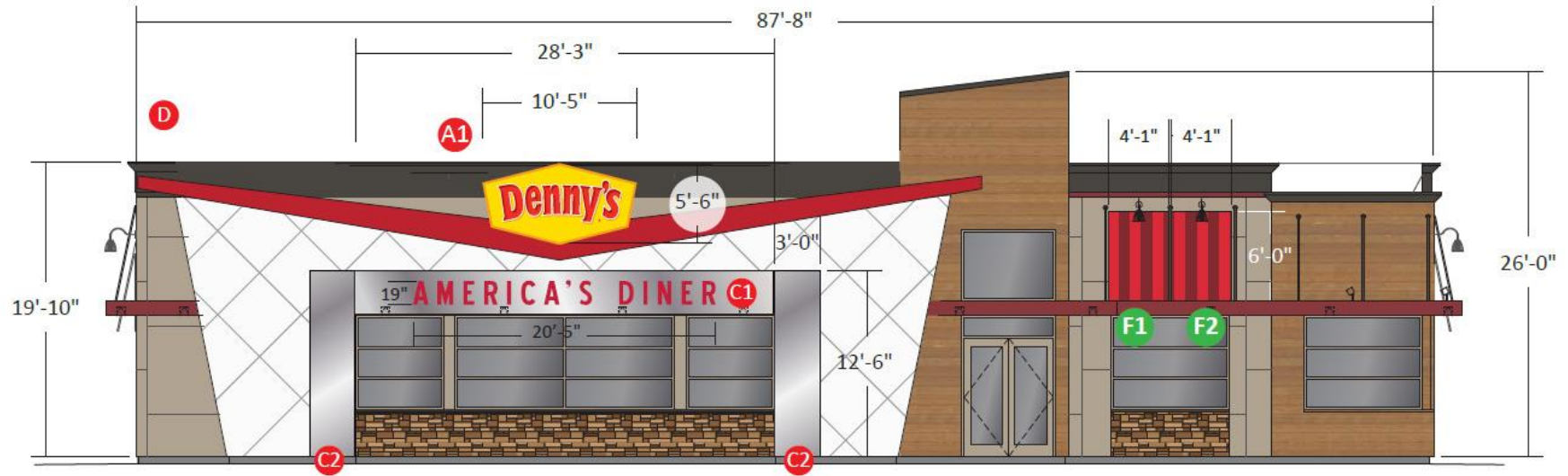


Del Taco also For Sale
Please Inquire for more Details

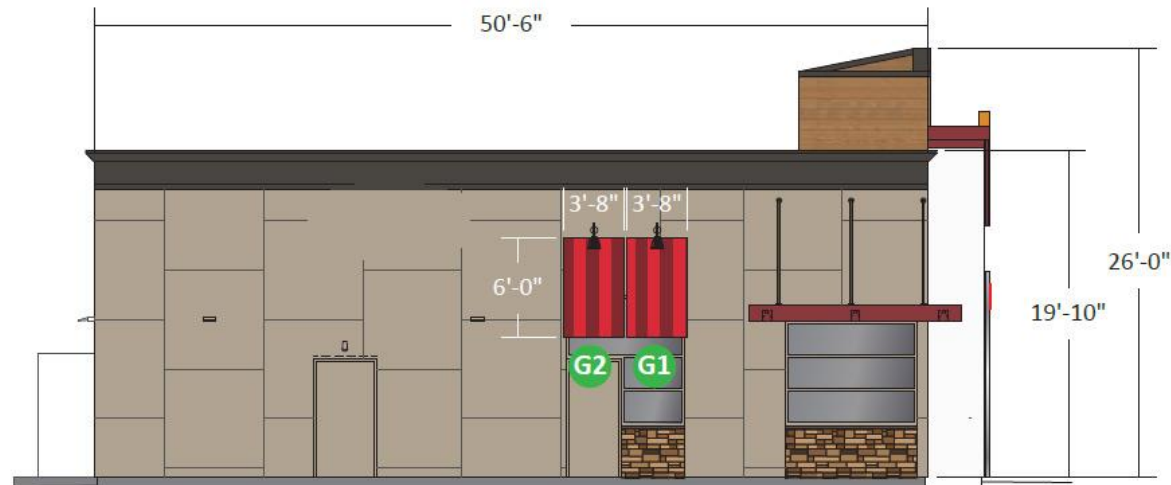


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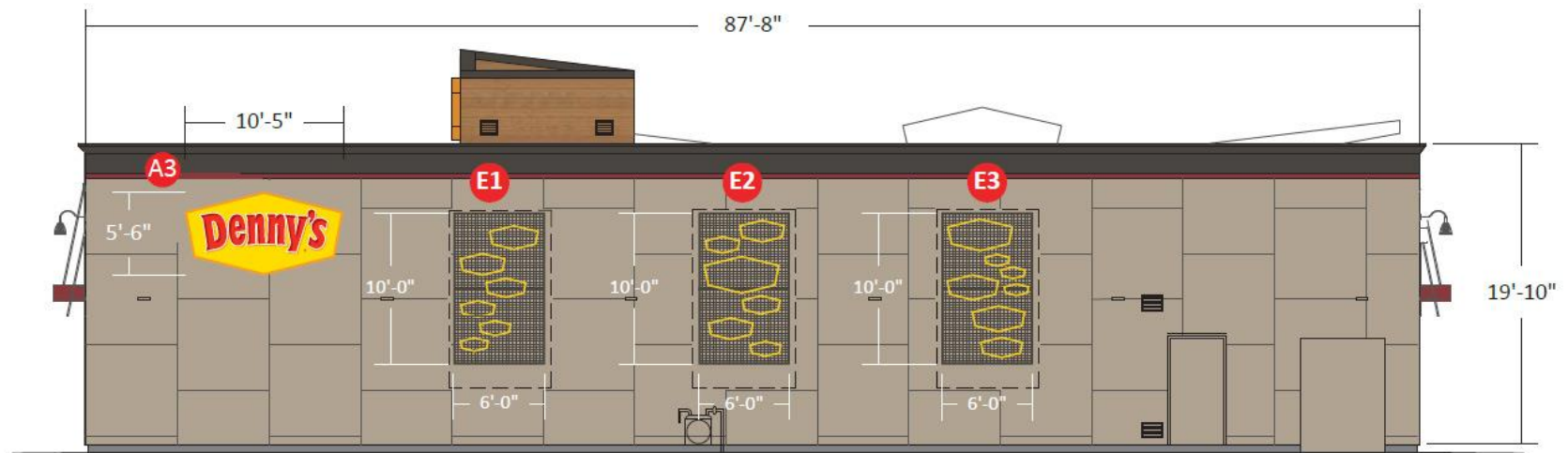
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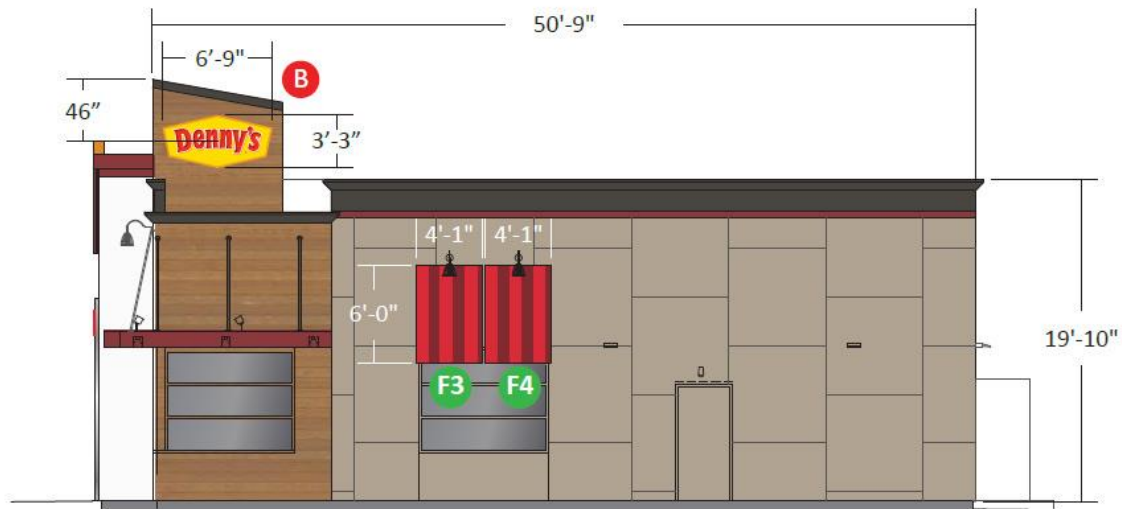
NORTH (ENTRANCE) ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



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SOUTH ELEVATION

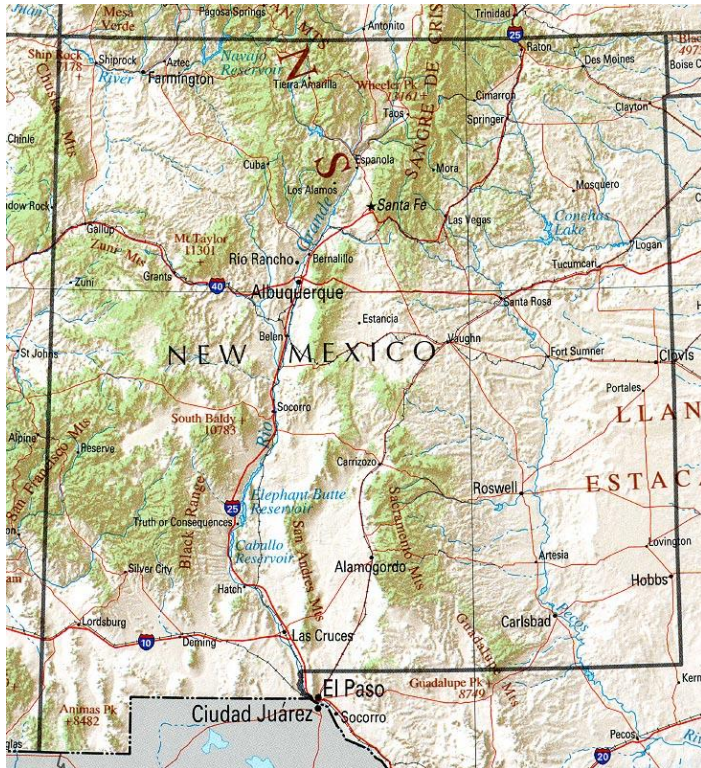


WEST ELEVATION

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

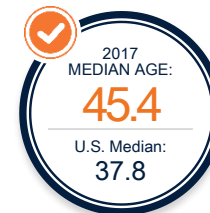
The population is growing at a much faster pace than the national average. Through 2022, the metro is expected to gain nearly 10,000 new residents.



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

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