



# 8726 MONTANA AVE | EL PASO, TX

## OFFERING MEMORANDUM





# CIRCLE K

8726 MONTANA AVE | EL PASO, TX

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REAL ESTATE INVESTMENT SERVICES

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# EXECUTIVE SUMMARY



## INVESTMENT HIGHLIGHTS

- Absolute NNN asset in an extended Option period through October 2021. The final 5-Year Option is available to the tenant at that time
- Property benefits from below market rent providing for wealth preservation and possible increased cash flow at commencement of Option period
- Rare opportunity to own across from the El Paso International Airport, on a hard corner in a signalized intersection, within a strong retail corridor with many service-based businesses surrounding it
- Traffic volume: Montana Avenue at Hawkins Blvd. boasts 51,000 VPD, with an additional 57,000 VPD within 0.25mi and a grand total of 180,000 VPD within 0.5mi



## SECTION 2

# FINANCIAL OVERVIEW





## INVESTMENT SUMMARY

» OFFERING PRICE	\$800,000
» RENT	\$37,800
» YEAR BUILT	1985
» TOTAL BUILDING AREA	±0.61 AC (±26,437 SF)
» GLA	±3,400 SF

### DEBT QUOTE

Jesse Lillard  
(956) 564-2922  
jesse.lillard@matthews.com

LTV:65% RATE: 3.95% AMORTIZATION: 25 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

## ANNUALIZED OPERATING DATA

	Annual Rent
Through Oct. 2021	\$37,800
Final Option	\$39,690

## TENANT OVERVIEW

Lease Type	Fee Simple
Tenant	Circle K Stores Inc.
Lease Guarantor	Circle K Stores Inc.
Roof & Structure	Tenant Responsible
Rent Commencement Date	4/20/16
Lease Expiration Date	10/19/21
Lease Term	8 months
Rental Increases	5.00% Every 5 Years
Renewal Options	One 5-Year
ROFR	15 Days



SECTION 3

# TENANT OVERVIEW







## THE OFFERING

### PROPERTY NAME

CIRCLE K

Property Address

8726 Montana Ave,  
El Paso, TX 79925

### SITE DESCRIPTION

Number of Stories

One

GLA

± 3,400 SF

## TENANT OVERVIEW

### » COMPANY NAME

Circle K

### » EMPLOYEES

±40,000

### » LOCATIONS

±15,000

### » INDUSTRY

Convenience Store

### » HEADQUARTERS

Tempe, AZ

### » WEBSITE

[www.circlek.com](http://www.circlek.com)

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America.

In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil.

Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.



Walmart



DOWNTOWN EL PASO  
8 MILES AWAY

chili's

Marriott



EL PASO  
INTERNATIONAL AIRPORT  
1 MILE AWAY

BURGES  
HIGH SCHOOL



Ashley  
FURNITURE STORE

U-HAUL

SUBWAY

U.S. Citizenship  
and Immigration  
Services

UNITED STATES  
POSTAL SERVICE

CIRCLE K

MONTANA AVE  
± 51,000 VPD

HAWKINS BLVD  
± 20,000 VPD





CIELO VISTA  
ELEMENTARY SCHOOL

LONE STAR  
GOLF CLUB

metro  
by T-Mobile

POPEYES

HAWKINS BLVD  
± 20,000 VPD

TJX  
HomeGoods

BEST  
BUY

BANK OF AMERICA

ups

U.S. Citizenship  
and Immigration  
Services

CIRCLE K

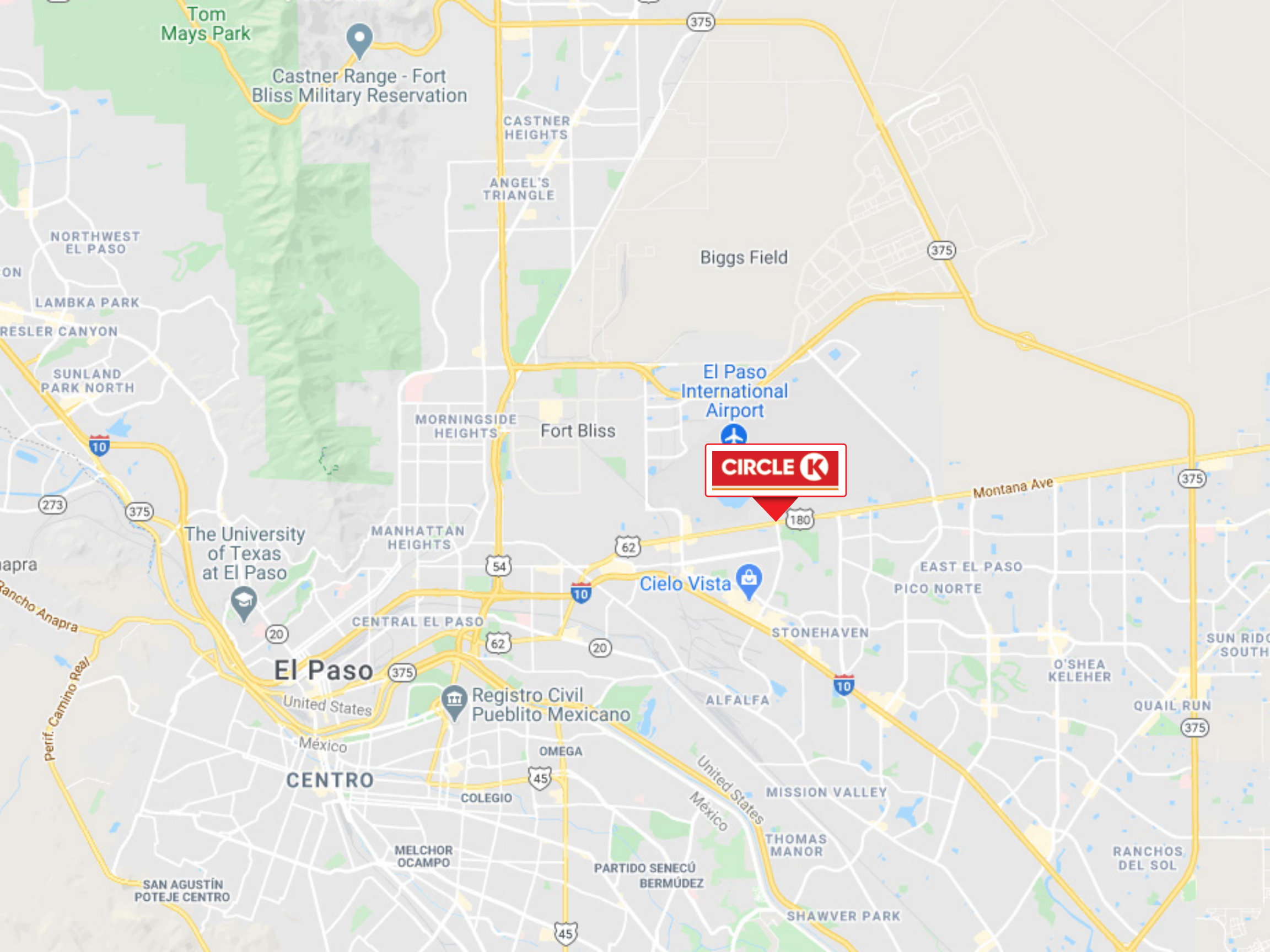
MONTANA AVE  
± 51,000 VPD

CELINE PLAZA  
SHOPPING MALL

Dillard's  
★ macy's  
JCPenney  
sears

Walmart  
sams club







# AREA OVERVIEW





# EL PASO, TX

El Paso is situated in the far western corner of the US state of Texas. El Paso stands on the Rio Grande river across the Mexico-United States Border from Ciudad Juarez, the largest city in the Mexican state of Chihuahua. The two cities along with Las Cruces in the neighboring state of New Mexico, form a combined international metropolitan area sometimes referred to as the Paso del Norte region. The region of over 2.7 million people constitutes the largest bilingual and binational workforce in the Western Hemisphere.

The city is the headquarters of one Fortune 500 and three publicly traded companies, as well as home to the Medical Center of the Americas., the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city’s primary university. The city hosts the annual Sun Bowl college football post-season game, the second oldest bowl game in the country.

There is plenty to see and do in the City of El Paso. Experience walking tours of Downtown to get a taste of history that spans 400 years, shopping, outdoor concerts at the Chamizal National Memorial, museums of every kind, the Zoo, and nature hikes through four Texas State Parks.

**5TH SAFEST LARGE US CITY**  
(ADVISOR SMITH, 2020)

**#1 MOST AFFORDABLE MAJOR U.S. CITY**  
(MOVE.ORG, 2019)

**TOP 15 BEST SMALL CITIES FOR 3 CONSECUTIVE YEARS**  
- (RESONANCE CONSULTANCY, 2019)

**UTEP ATTAINS NATIONAL RESEARCH TOP TIER RANKING**  
- (CARNEGIE CLASSIFICATION OF INSTITUTIONS OF HIGHER EDUCATION, 2019)



## POPULATION

	2020 ESTIMATE	2025 PROJECTION
1-MILE	9,153	9,274
3-MILE	70,001	70,993
5-MILE	200,194	204,075



## HOUSEHOLDS

	2020 ESTIMATE	2025 PROJECTION
	3,711	3,903
	26,246	27,613
	71,081	75,139



## INCOME

2020 AVG. HOUSEHOLD INCOME
\$71,887
\$61,716
\$58,604

\*Subject Property Demographics

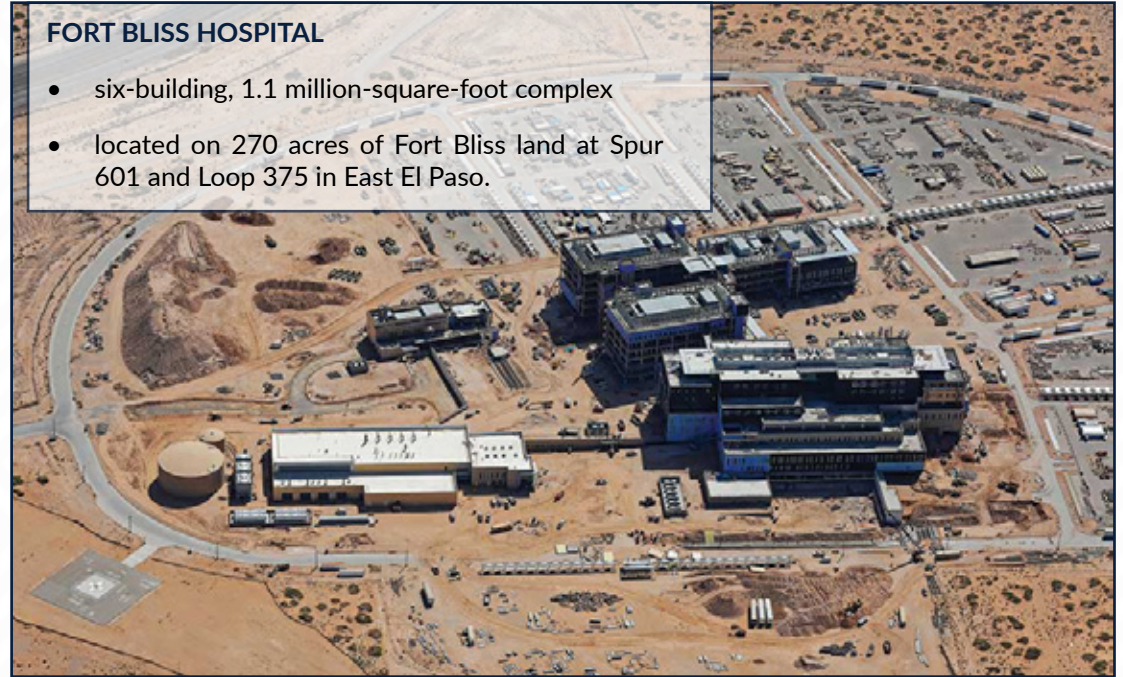


## FORT BLISS

El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss call the city home. Fort Bliss is one of the largest military complexes of the United States Army and the largest training area in the United States. Also headquartered in El Paso are the DEA domestic field division 7, El Paso Intelligence Center, Joint Task Force North, U.S. Border Patrol El Paso Sector, and U.S. Border Patrol Special Operations Group (SOG).

### FORT BLISS HOSPITAL

- six-building, 1.1 million-square-foot complex
- located on 270 acres of Fort Bliss land at Spur 601 and Loop 375 in East El Paso.



## THE SUN BOWL

The Sun Bowl is a college football bowl game that has been played since 1935 in the southwestern United States at El Paso. Along with the Sugar Bowl and Orange Bowl, it is the second-oldest bowl game in the country, behind the Rose Bowl. Usually held near the end of December, games are played at the Sun Bowl stadium on the campus of the University of Texas at El Paso; since 2011, it has featured teams from the Atlantic Coast Conference (ACC) and the Pac-12 Conference.

Since 2019, the game has been sponsored by Kellogg's and is officially known as the Tony the Tiger Sun Bowl, after the mascot for the company's Frosted Flakes cereal.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Circle K** located at **8726 Montana Ave | El Paso, TX** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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