

# OFFERING MEMORANDUM

7122 S I-35 | SAN ANTONIO, TX  
\$2,169,000 | 6.50% CAP



ACTUAL SITE | PHOTOS TAKEN JUNE 2021





DENNY'S | SAN ANTONIO, TX

## EXECUTIVE SUMMARY

**\$2,169,000 \***  
PRICE

**6.50%\***  
CAP

**\$141,000**  
NOI

|                  |   |
|------------------|---|
| LOCATION         | 7122 South I-35<br>San Antonio, Texas 78221 |
| LEASE TYPE       | Absolute NNN                                |
| LEASE EXPIRATION | January 31, 2030                            |
| LESSEE           | McMahon Enterprises                         |
| GUARANTOR        | Tenant                                      |
| OPTIONS          | 1 x 10 Year Option<br>January 31, 2040      |
| INCREASES        | Yes in Option Period                        |
| LAND SIZE        | ±0.7 AC                                     |
| BUILDING SIZE    | ±2,821 SF                                   |
| ROFR             | No  |

\* \$54,000 Base Rent at 5.50% Cap Rate and \$87,000 Percentage Rent at 7.30% Cap Rate



# RETAIL INVESTMENT GROUP IS PLEASED TO BE THE EXCLUSIVE LISTING BROKERAGE FOR DENNY'S IN SAN ANTONIO, TEXAS

This Denny's has an absolute NNN lease. The building was built in 1967. It is  $\pm 2,821$  square feet and sits on  $\pm 0.7$  acres of land.

Adjacent retailers include Starbucks, Arby's, La Quinta, Sherwin-Williams, Discount Tire, QuikTrip, 7-Eleven, AT&T, Chase Bank and Dick's Sporting Goods.







DENNY'S | SAN ANTONIO, TX

## PROPERTY OVERVIEW

- I-35 frontage
- Tenant at location since 1989
- Average sales in excess of \$2.3 million (AUV for Denny's approximately \$1.5 million)
- Tax-free state
- Population exceeds 121,000 within 3-miles
- Adjacent retailers include: Starbucks, Arby's, La Quinta, Sherwin-Williams, Discount Tire, QuikTrip, 7-Eleven, AT&T, Chase Bank and Dick's Sporting Goods



## I-35 FRONTAGE LOCATION







ACTUAL SITE | PHOTOS TAKEN JUNE 2021





## ABOUT DENNY'S



**+1,649  
Locations**



**±50 STATES  
in the U.S.**



**1953  
Founded**

**Nasdaq**

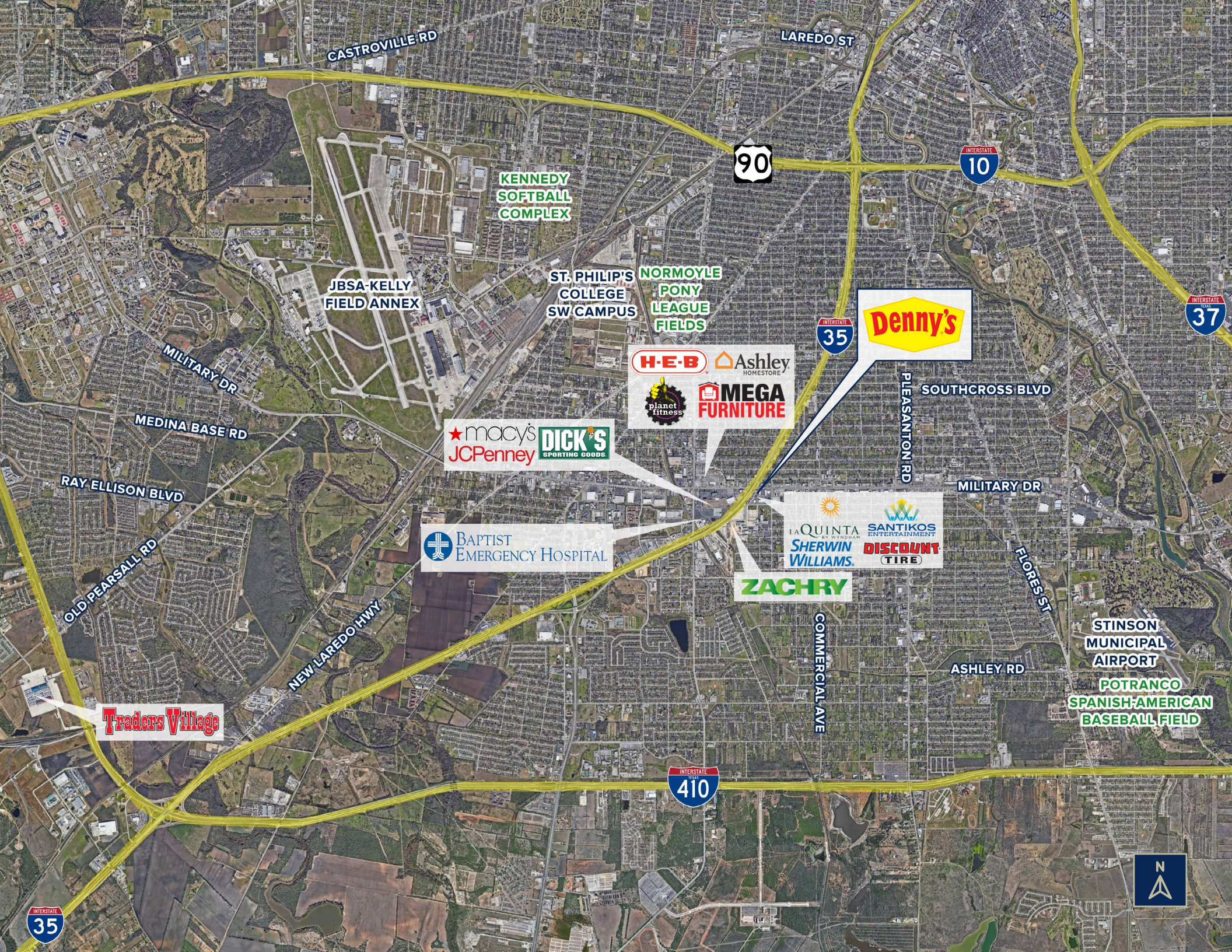
**"DENN"  
Nasdaq**

Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). As of March 31, 2021, Denny's had 1,649 franchised, licensed, and company restaurants around the world including 148 restaurants in Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia, and the United Kingdom. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.







CASTROVILLE RD

LAREDO ST



SOUTHCROSS BLVD

MILITARY DR

FLORES ST

ASHLEY RD

STINSON MUNICIPAL AIRPORT

POTRANCO  
SPANISH-AMERICAN  
BASEBALL FIELD

COMMERCIAL AVE



KENNEDY  
SOFTBALL  
COMPLEX

JBSA-KELLY  
FIELD ANNEX

ST. PHILIP'S  
COLLEGE  
SW CAMPUS

NORMOYLE  
PONY  
LEAGUE  
FIELDS



MILITARY DR

MEDINA BASE RD

RAY ELLISON BLVD

OLD PEARSALL RD

NEW LAREDO HWY







**DENNY'S** | SAN ANTONIO, TX

## ABOUT SAN ANTONIO

San Antonio is a major city in south-central Texas with a rich colonial heritage. The Alamo, an 18th-century Spanish mission preserved as a museum, marks an infamous 1836 battle for Texan independence from Mexico. Following the San Antonio River, the miles-long River Walk is a landmark pedestrian promenade lined with cafes and shops. Hemisfair Park's 750-ft. Tower of the Americas overlooks the city.

The city's rich culture offers an authentic glimpse of early Spanish colonial life in the Southwest. As the first civilian settlement in Texas, San Antonio de Béxar was founded in 1718. Today, many of the city's early architectural and cultural elements remain, allowing visitors to visit the historical sites in San Antonio and see into the city's storied past first-hand.



## DEMOGRAPHICS

### Population



|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| 2021 Population      | 14,747 | 121,060 | 263,236 |
| 2026 Population Proj | 15,292 | 125,805 | 275,049 |



FOOD AWAY FROM HOME SPENDING OF  
**OVER \$221,000,000**  
WITHIN 5-MILES

### 2021 Household Income



|                      | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------|----------|----------|----------|
| Avg Household Income | \$46,804 | \$50,260 | \$49,606 |
| Med Household Income | \$37,417 | \$40,289 | \$38,603 |



2021 POPULATION OF  
**263,236 RESIDENTS**  
WITHIN 5-MILES

### Households



|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| 2021 Households     | 4,436  | 37,190  | 82,525  |
| 2026 Household Proj | 4,582  | 38,501  | 85,982  |



|                                |             |
|--------------------------------|-------------|
| I- 35 & I- 35 Access Rd NE     | ±80,421 VPD |
| SW Military Dr & Logwood Ave E | ±42,097 VPD |
| Logwood Ave & SW Military Dr N | ±5,769 VPD  |

CoStar 2020





## EXCLUSIVELY LISTED BY

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