



NET LEASE INVESTMENT OFFERING



**TACO BELL (NEW LEASE EXTENSION)**  
*12420 ST CHARLES ROCK ROAD*  
*BRIDGETON, MO 63044 (ST LOUIS MSA)*





## TABLE OF CONTENTS

### OFFERING SUMMARY

Executive Summary .....	1
Investment Highlights .....	2
Property Overview .....	3

### LOCATION OVERVIEW

Photographs .....	4
Location Aerial .....	5
Site Plan .....	6
Location Map .....	7

### MARKET OVERVIEW

Demographics .....	8
Market Overviews .....	9

### TENANT SUMMARY

Tenant Profile .....	11
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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Taco Bell located within the St Louis MSA in Bridgeton, Missouri. Taco Bell recently signed a 10-year lease extension commencing on October 29, 2021 with 1% annual rental escalations. The lease is absolute triple net which presents zero landlord responsibilities. Taco Bell has been operating at this location since 1983 and has exercised multiple lease extensions, demonstrating their commit to the location. The operator, K-Mac Enterprises, Inc., is a seasoned Taco Bell operator with over 140 locations and experience dating back to 1964 when they opened for business.

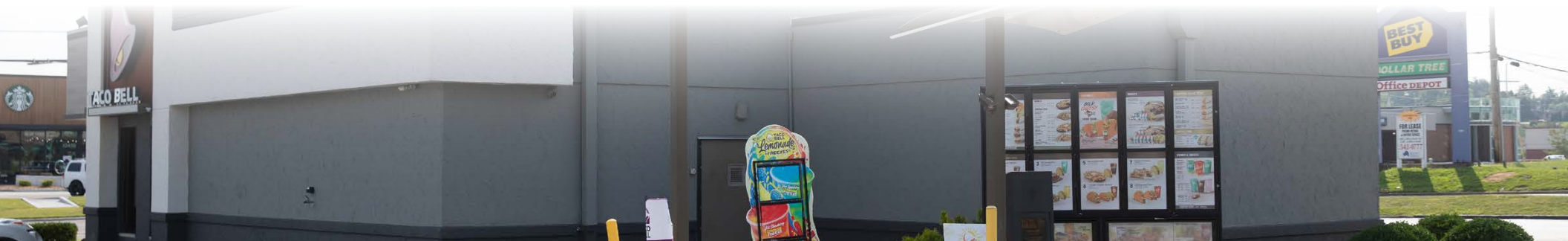
The 3,140 square foot Taco Bell is positioned along St Charles Rock Road (25,700 VPD), a primary thoroughfare. The Taco Bell property is an outparcel to Best Buy and Office Max. Tenants making up the retail corridor include Target, ALDI, Kohl's, Walmart Supercenter, Hobby Lobby, Floor & Décor, Chick-Fil-A, Starbucks, and many more that create the dominant retail strip. The property also shares access to St Charles Rock Road with SSM Health DePaul Hospital – St. Louis, a 487-bed healthcare facility. There are 316,452 people living within seven miles of the property earning an average annual income of \$83,715. The property is also less than a quarter mile from the Interstate 270 interchange (140,700 VPD) and two miles from St Louis Lambert International Airport.

Taco Bell is an American-based chain of fast-food restaurants originating in Irvine, California in 1962, by founder Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of “value menu” items.



## INVESTMENT HIGHLIGHTS

- Positioned within the Saint Louis MSA
- New 10-year lease extension
- NNN lease presents zero landlord responsibilities
- Annual rental escalations
- The tenant, K-Mac Enterprises, Inc. operates over 140 locations and has been in business since 1964
- Taco Bell has been operating at this location since 1983 and has executed multiple lease extensions, demonstrating their commitment to the location
- 316,452 people living within seven miles of the property earning an average annual income of \$83,715
- Located along St Charles Rock Road (25,700 VPD) and within close proximity to Interstate 270 (140,700 VPD)
- Shared access road access with SSM Health DePaul Hospital – St. Louis, a 487-bed healthcare facility
- Outparcel to Best Buy and Office Depot
- Tenants in the dominant retail corridor include Target, ALDI, Kohl's, Walmart Supercenter, Hobby Lobby, Chick-Fil-A, Starbucks, Floor & Décor, and many more
- Less than two miles from St Louis Lambert International Airport



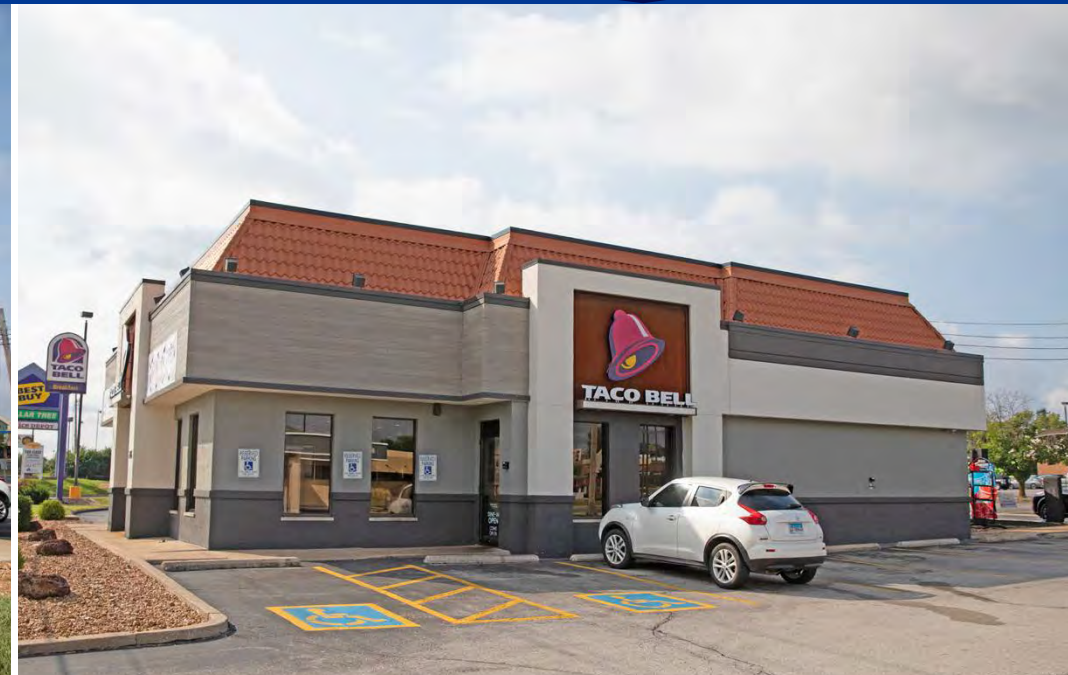


## PROPERTY OVERVIEW

Price:	\$1,810,000
Cap Rate:	5.00%
Net Operating Income:	\$90,500
Tenant:	K-Mac Enterprises, Inc.
Rental Escalations:	1% Annual
Lease Term:	10-Year
Rent Commencement Date:	10/29/2021
Lease Expiration Date:	10/31/2031
Renewal Options:	One 4-year & 10-month One 5-year
Year Built:	1983
Lease Type:	Absolute NNN
Building Size:	2,140 SF
Lot Size:	0.54 AC





















## DEMOGRAPHICS

### POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	36,169	140,660	316,452
Total Households:	15,369	59,943	132,956

### INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$60,601	\$58,001	\$60,769
Average Household Income:	\$77,232	\$76,539	\$83,715





## **CITY OF** **BRIDGETON, MISSOURI**

Bridgeton is a second-ring suburb of Greater St. Louis in northwestern St. Louis County, Missouri, United States. Bridgeton is located at the intersection of the St. Louis outer belt and I-70. Bridgeton serves as the primary transport hub within Greater St. Louis. The population at the 2020 census was 11,550.

The populated areas of the city are located between Lambert-St. Louis International Airport and St. Charles. The Missouri River serves as the city's northwestern boundary.

The area has long been influenced by its proximity to important local transportation routes, dating back to Native American trails established by the Osage Nation. Many of those trails became the basis of the first roads in the area, such as Natural Bridge and the historic St. Charles Rock Road, which date back to the days of Spanish, French, and early American settlement. The intersection of I-70 and I-270 in this area add to air and rail access to make the area a good base for transportation-dependent industries. The recreational American Discovery Trail passes through the area.



## **MSA OF** **ST. LOUIS, MISSOURI**

Greater St. Louis is a bi-state metropolitan area that completely surrounds and includes the independent city of St. Louis, the principal city. It includes parts of both Missouri and Illinois. The city core is on the Mississippi Riverfront on the border with Illinois in the geographic center of the metro area. The Mississippi River bisects the metro area geographically between Illinois and Missouri; however, the Missouri half is much more populous. St. Louis is the focus of the largest metro area in Missouri and the Illinois portion known as Metro East is the second largest metropolitan area in that state. St. Louis County is independent of the City of St. Louis and their two populations are generally tabulated separately.

The St. Louis, MO-IL metropolitan statistical area (MSA)—and the focus of this page—includes the City of St. Louis; the Illinois counties of Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair (known collectively as the Metro East); and the Missouri counties of Franklin, Jefferson, Lincoln, St. Charles, St. Louis (separate from and not inclusive of the city of St. Louis), and Warren.

As of 2020, the St. Louis MSA is the 21st-largest in the nation with a population of 2,820,253. The larger CSA is ranked 20th-largest in the United States, with a population of 2,909,003. Due to slow growth in the St. Louis area paired with comparatively rapid growth in the Sun Belt, the St. Louis MSA fell out of the top 20 largest MSAs in the United States in 2017 for the first time since 1840.

As of 2018, Greater St. Louis is home to the headquarters of ten of Missouri's eleven Fortune 500 companies, six Fortune 1,000 companies, and two of the top 30 largest private companies in America, as ranked by Forbes. The metropolitan area received the All-America City Award in 2008.





## TACO BELL

Taco Bell is an American-based chain of fast-food restaurants originating in Irvine, California in 1962, by founder Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, that include tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of “value menu” items. As of 2018, Taco Bell serves over two billion customers each year, at 7,072 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees.

PepsiCo purchased Taco Bell in 1978, and later spun off its restaurant’s division as Tricon Global Restaurants, which later changed its name to Yum! Brands.

Company Website:	www.tacobell.com
Founded:	1962
Employees:	40,000+
Number of Locations:	70,072
Headquarters:	Irvine, CA
Type:	Subsidiary of Yum! Brands



## K-MAC ENTERPRISES, INC.

K-MAC Enterprises is a leading operator of Taco Bell and KFC quick-service restaurants, with more than 140 locations. The company’s restaurants, franchised from YUM! Brands, are located mostly in Arkansas, as well as in Missouri, Oklahoma, and Texas. It also owns and operates a small number of buffet-style family steak houses franchised from Golden Corral. K-MAC was founded in 1964 by Ken McGruder. Connecticut-based private equity firm Olympus Partners acquired the business in 2005.



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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