

**FULLY OPERATIONAL STORE**

## EL POLLO LOCO

7900 Denton Highway  
Fort Worth (Watauga), Texas 76148

- » **Absolute-Net Ground Lease:** 15+ Years Remaining with 10% Increases Every 5 Years, and Four, 5 Year Options to Extend.
- » **Corporate Guaranty:** (NASDAQ: LOCO) El Pollo Loco has 487 Stores Nationwide and Over 5,500 Employees.
- » **Across Denton Highway from Two Large Schools:** Hillwood Middle School (1,222 Students) & Parkwood Hill Intermediate School (1,190 Students).





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Academy Sports + Outdoors | ALDI | NTB Tire & Service Centers | Slim Chickens | Kroger | SUBWAY | Capital One

FITNESS CONNECTION | Panera Bread | GNC | Panda Express Chinese Kitchen | Smoothie King | Rosa's Cafe Tortilla Factory | Wendy's

TARGET | Chick-fil-A | Burger King | chili's | Cotton Patch Cafe | STAPLES | petco | DOLLAR TREE | MARSHALLS

Watauga Towne Center Shopping Mall

Watauga Towne Crossing Shopping Mall

Kwik Kar LUBE & TUNE

LifeStorage

El Pollo Loco

Denton Highway (43,000 Vehicles Per Day)



JOHN MAYER  
ALUM'S

**ROSS**  
DRESS FOR LESS

**WORLD MARKET**  
WORLDMARKET.COM

**PETSMART**

**Office DEPOT**  
What you need. What you need to know.

**Party City**  
HUNDREDS HAS MORE PARTY FOR LESS

**CHIPOTLE**  
MEXICAN GRILL

**five BELOW**

**QT**

**EECU**

**GUENO**  
Taco Bueno

Downtown Fort Worth  
12 Miles

Watauga Pavilion  
Shopping Mall

**BROOKDALE**  
SENIOR LIVING

**Toe-Tal**  
Foot & Ankle Care

**Firestone**

**WHATABURGER**

**WELLS  
FARGO**

North Park Drive

Denton Highway (43,000 Vehicles Per Day)

**El Pollo Loco**





Parkwood Hill  
Intermediate School  
1,190 Students

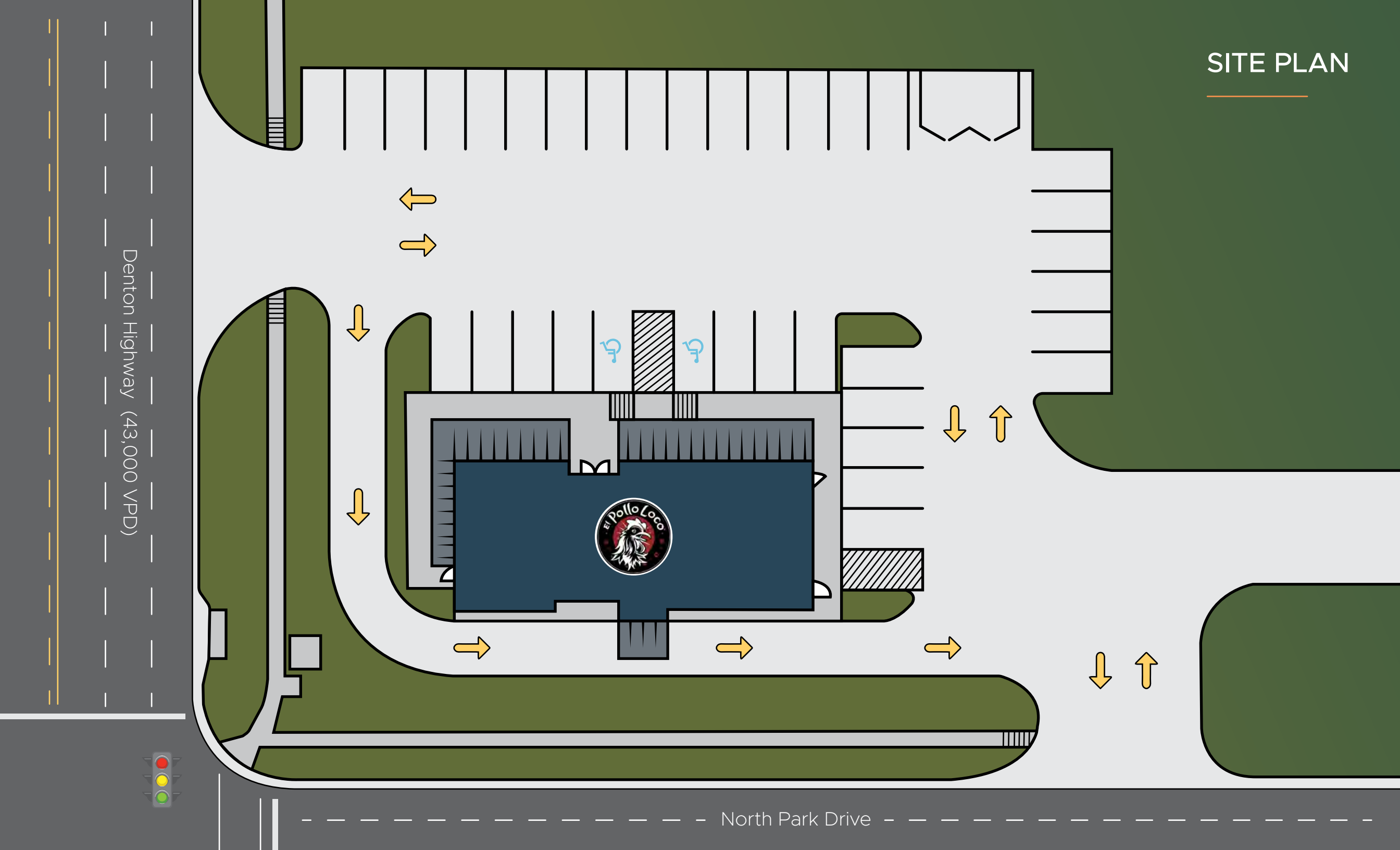
Hillwood Middle School  
1,222 Students

Denton Highway (43,000 Vehicles Per Day)





SITE PLAN



Denton Highway (43,000 VPD)

North Park Drive

# EL POLLO LOCO

Address:	7900 Denton Highway Fort Worth (Watauga), TX 76148
Price:	\$3,755,172
CAP:	4.35%
NOI:	\$163,350

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	2,800 SF
Land Area:	0.63 Acres
Year Built / Renovated:	2017
Vehicles Per Day:	43,000 VPD (Denton Highway)
5 Mile Radius Population:	319,631



## HIGHLIGHTS

- » **Absolute-Net Ground Lease:** 15+ Years Remaining with 10% Increases Every 5 Years, and Four, 5 Year Options to Extend the Lease Term.
- » **Corporate Guaranty:** (NASDAQ: LOCO) El Pollo Loco has 487 Stores Nationwide and Over 5,500 Employees.
- » **Excellent Visibility & Ease of Access:** The Property is Well Situated on a Major Retail Corridor with Frontage and Access on Denton Highway which Oversees 43,000 Vehicles Per Day.
- » **Excellent Demographics:** Within a 5 Mile Radius of the Subject Property the Population Exceeds 319,631; Households 114,478, and the Average Income is \$116,706.
- » **Nearby National Tenants:** Target, Staples, Academy Sports & Outdoors, Office Depot, Marshalls, Ross, World Market, Chick-fil-A, Wendy's, Panda Express, Chili's, Burger King Panera Bread, Whataburger, Chipotle, and more.
- » **Across Denton Highway from Two Large Schools:** Hillwood Middle School (1,222 Students) & Parkwood Hill Intermediate School (1,190 Students).





Representative Photo

## TENANT OVERVIEW

In 1980 the first American El Pollo Loco opened on Alvarado Street in Los Angeles, quickly becoming a destination for the best citrus-marinated, fire-grilled pollo in town. Over the past four decades, El Pollo Loco has grown into more than 487 restaurants across 6 states becoming an L.A. mainstay and cultural benchmark along the way. Today they continue to work just as hard to always provide customers with fresh and innovative L.A. Mex from famous family dinners to Mexican entrees.

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

Company Name:	Headquarters:
El Pollo Loco	Costa Mesa, CA
Number of Stores:	Trade Name:
487	Nasdaq: LOCO
Year Founded:	Number of Employees:
1980	5,573



# LEASE ABSTRACTION

Tenant Name:	El Pollo Loco
Guaranty:	Corporate
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Has Drive Thru:	Yes
Rent Commencement:	April 26, 2017
Lease Expiration:	April 26, 2037
Term Remaining:	15+ Years
Increases:	10% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	15-Day Response Period




## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly	Options	Annually	Monthly
Apr 26, 2017 - Apr 26, 2022	\$148,500.00	\$12,375.00	Apr 27, 2037 - Apr 26, 2042	\$217,418.85	\$18,118.24
Apr 27, 2022 - Apr 26, 2027	\$163,350.00	\$13,612.50	Apr 27, 2042 - Apr 26, 2047	\$239,160.74	\$19,930.06
Apr 27, 2027 - Apr 26, 2032	\$179,685.00	\$14,973.75	Apr 27, 2047 - Apr 26, 2052	\$263,076.81	\$21,923.07
Apr 27, 2032 - Apr 26, 2037	\$197,653.00	\$16,471.13	Apr 27, 2052 - Apr 26, 2057	\$289,384.49	\$24,115.37



# REGIONAL MAP

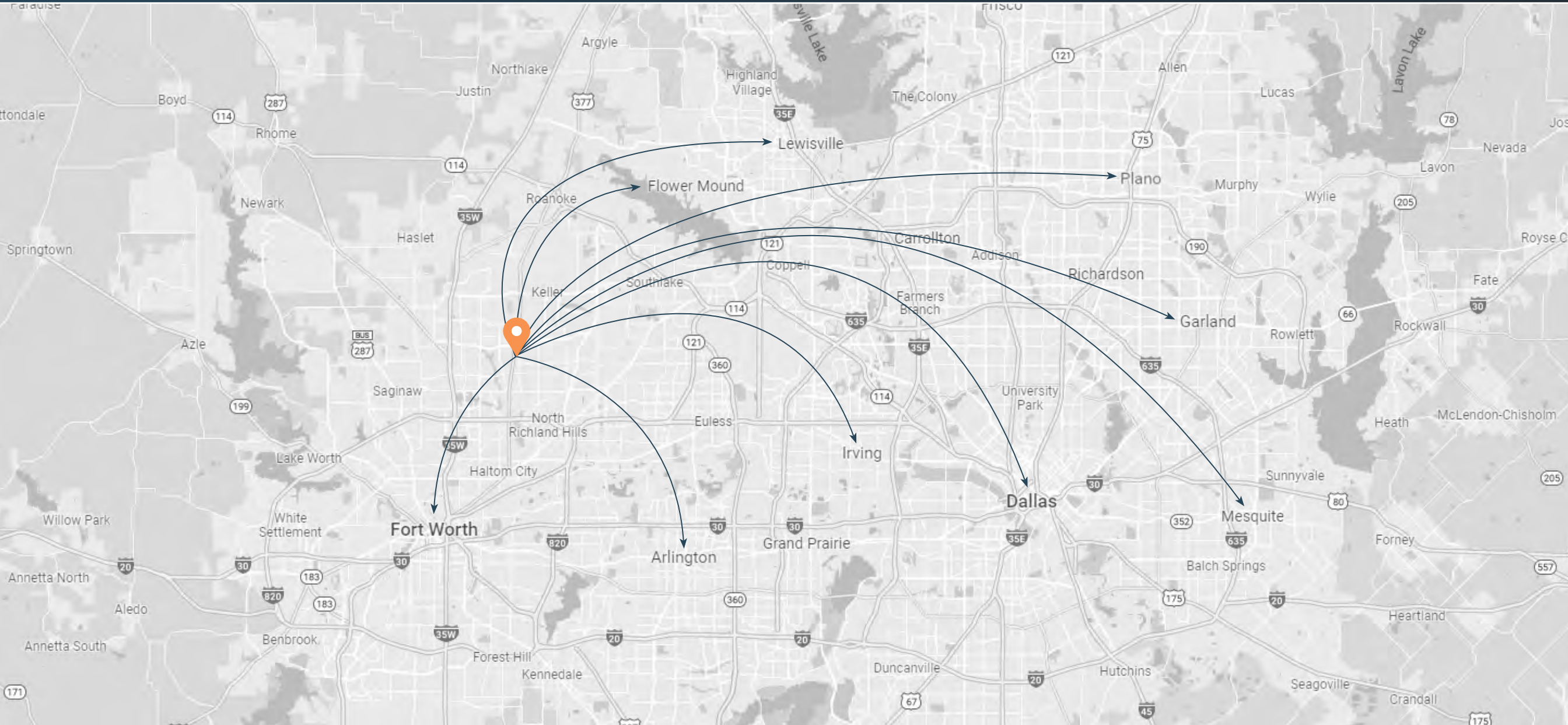
	Subject Property
12 Miles	Fort Worth, TX

19 Miles	Arlington, TX
21 Miles	Flower Mound, TX

22 Miles	Irving, TX
31 Miles	Lewisville, TX

33 Miles	Dallas, TX
43 Miles	Plano, TX

43 Miles	Garland, TX
46 Miles	Mesquite, TX







**Substantial Population Gains**

Dallas/Fort Worth’s population growth in recent years ranks among the highest in the U.S. for a major metro.

**Large Corporate Base**

The Metroplex is home to 25 Fortune 500 companies and many regional headquarters, drawing workers and residents.

**Major Distribution Center**

The area’s extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.

**DALLAS / FORT WORTH**

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region’s transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro’s numerous corporations and expanding array of industries.

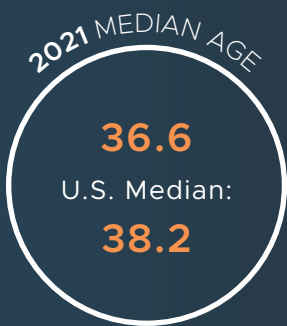
**MAJOR EMPLOYERS**

AMR / American Airlines
Baylor Scott & White
Texas Health Resources
Texas Instruments
Bank of America
Lockheed Martin
Verizon Communications
JPMorgan Chase
HCA North Texas Division
UT - Southwestern Medical Center



# ECONOMY

- » The Metroplex’s temperate climate, no state income tax and a right-to-work labor policy attract employers.
- » Dallas/Fort Worth is one of the nation’s largest employment markets, with nearly 3.7 million jobs.
- » The region is home to 25 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- » The area is forecast to add jobs at an annual rate of 1.7 percent through 2025, more than triple the U.S. level.
- » Economic expansion will be further fueled by a rise in financial services and high-tech companies.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	15,424	146,732	319,631
Households:	5,174	50,129	114,478
Household Income:	\$117,586	\$115,676	\$116,706



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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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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# COVID-19 NOTICE

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