



Representative Photo

# Black Bear Diner

3730 TOWNE CROSSING BOULEVARD | MESQUITE, TX 75150

**Exclusive  
Marketing  
Advisors**

**Jared Aubrey**  
Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

**Michael Austry**  
Senior Vice President  
+1 214 252 1115  
michael.austry@cbre.com

**CBRE**

# Offering Summary

**PRICE:** **\$4,105,000**

**CAP RATE:** **4.75%**



3730 TOWNE CROSSING BLVD | MESQUITE, TX

NET OPERATING INCOME (NOI)	\$195,000
RENT INCREASES	10% EVERY 5 YEARS
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	SEPTEMBER 2022
LEASE EXPIRATION	AUGUST 2032
REMAINING TERM	10 YEARS
OPTIONS	4 X 5 YEAR OPTIONS

YEAR BUILT   RENOVATED	1984   2022
GROSS LEASABLE AREA (GLA)	6,316 SF
LOT SIZE	1.08 ACRES
LEASE TYPE	ABSOLUTE NNN
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
YEARS 1 - 5	SEPTEMBER 2022	\$195,000	-	4.75%
YEARS 6 - 10	SEPTEMBER 2027	\$214,500	10.00%	5.23%
OPTION 1	SEPTEMBER 2032	\$235,950	10.00%	5.75%
OPTION 2	SEPTEMBER 2037	\$259,545	10.00%	6.32%
OPTION 3	SEPTEMBER 2042	\$285,500	10.00%	6.95%
OPTION 4	SEPTEMBER 2047	\$314,049	10.00%	7.65%

**NET OPERATING INCOME** **\$195,000**



# Investment Highlights

**Long-Term Corporate Absolute NNN Lease with 10% Rental Escalations Every 5 Years** – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure while the rental escalations provide a strong hedge against inflation

**Brand New 2022 Complete Remodel on 1.08 Acre Pad** – The oversized lot has ample parking with excellent ingress/egress

**Next to 3 Apartment Complexes** - Totaling 1,050 units, The Springfield Apartments has 264 units, The Place Apartments has 442 units, and The Durham Apartments has 344 units

**Dynamic Population Growth** – Dallas is the 3rd Largest City in Texas and the 9th in the US, Dallas reached its highest population of 1,347,120 in 2021

**Across from Town East Mall** – Spanning 1.2 Million SF, this enclosed shopping mall is anchored by Macy's, Dillard's, JC Penney, & Dick's Sporting Goods and saw more than 5.7 million visitors over the past 12 months

**Features Excellent Highway Visibility with Strong Traffic Counts and Double Diamond Interchange Allows for Convenient Access from All Directions** – The site sits on the convergence of I-635 (144,508 VPD) and I-30 (106,813 VPD)

**Located Along Major Retail Corridor** – Neighboring national retailers include Kroger, Target, Big Lots!, Aldi, Walmart, Best Buy, Albertsons, The Home Depot, 24 Hour Fitness, Chick-Fil-A, Walgreens, Chipotle, At Home, Starbucks, and many more

**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 539,440 residents within a 7-mile radius of the property with an average household income of \$79,826

**Business Friendly Climate** – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

**Texas has NO State Income Tax**







# Tenant Overview

## BLACK BEAR DINER

TYPE:	Retail
NO. OF LOCATIONS:	143
YEARS IN BUSINESS:	27+
HEADQUARTERS:	Redding, CA
WEBSITE:	<a href="http://blackbeardiner.com">blackbeardiner.com</a>

Black Bear Diner is a restaurant chain in the Western United States which serves homestyle and “old-fashioned” comfort foods. The first restaurant was opened in Mount Shasta, California in 1995, founded by Bruce Dean and Bob & Laurie Manley.

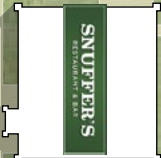
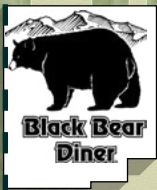
Every diner features custom artwork from the inside out. Co-founder Bob Manley, himself a sculptor and art enthusiast, wanted to share the sweeping Mt. Shasta landscapes — while making diners feel at home.

# Site Plan



LYNDON B JOHNSON FREEWAY

DRIFTWOOD DR



TOWNE CROSSING BLVD

TOWNE CROSSING BLVD

CBRE





# Property Location



**Black Bear  
Diner**

3730 Towne Crossing Blvd  
Mesquite, TX

**CBRE**



CBRE

# Retail Aerial





# CBRE Retail Aerial



0.5 Miles



# Demographics

## POPULATION (2021)

1 MILE	12,514
3 MILES	129,804
5 MILES	321,037
7 MILES	539,440

## HOUSEHOLDS (2021)

1 MILE	4,584
3 MILES	45,435
5 MILES	110,449
7 MILES	180,328

## AVG HH INCOME (2021)

1 MILE	\$66,393
3 MILES	\$65,557
5 MILES	\$72,315
7 MILES	\$79,826

## ANNUAL POP. GROWTH RATE (3 MILE)

2010 - 2021	0.39%
2021 - 2026	0.56%

## TRAFFIC COUNTS (VPD)

I-635	144,508
I-30	106,813





# Dallas/Fort Worth Advantage

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE ECONOMY IN TEXAS**

**DFW IS THE COUNTRY'S TOP COMMERCIAL PROPERTY INVESTMENT MARKET FOR 2021 - MORE THAN \$13 BILLION IN LOCAL REAL ESTATE DEALS WERE DONE IN THE FIRST HALF OF THE YEAR**

**DFW COST OF LIVING IS 21.2% BELOW THE LARGE U.S. METRO AVERAGE**

**DFW LED THE NATION IN NET POPULATION GROWTH DURING THE PANDEMIC, ADDING NEARLY 120,000 PEOPLE, ACCORDING TO DATA RECENTLY RELEASED BY THE U.S. CENSUS BUREAU**

**90 MEMBER HOSPITALS IN THE DFW HOSPITAL COUNCIL, 20,000+ HOSPITAL BEDS**

**14 MAJOR UNIVERSITIES, 400,000+ STUDENTS ENROLLED**

SOURCE: TEXAS WORKFORCE COMMISSION, BUREAU OF LABOR STATISTICS (JANUARY 2021), TEXAS A&M REAL ESTATE CENTER (DECEMBER 2020), GREATER HOUSTON PARTNERSHIP LIVING COST COMPARISON (Q3 2020), CBRE RESEARCH (JULY 2019), DALLAS REGIONAL CHAMBER (2020), 2020 SCORING TECH TALENT, CBRE RESEARCH, DALLAS REGIONAL CHAMBER (2020), NATIONAL RESEARCH UNIVERSITY FUND, COST OF LIVING INDEX, ESRI FAST REPORTS (2020), DALLAS MORNING NEWS/BUSINESS



**CBRE**



### Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

### Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

### Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Copyright Notice © 2022 CBRE, Inc. All Rights Reserved.





Representative Photo

# Black Bear Diner

3730 TOWNE CROSSING BOULEVARD | MESQUITE, TX 75150

**Exclusive  
Marketing  
Advisors**

**Jared Aubrey**  
Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

**Michael Austry**  
Senior Vice President  
+1 214 252 1115  
michael.austry@cbre.com

**CBRE**