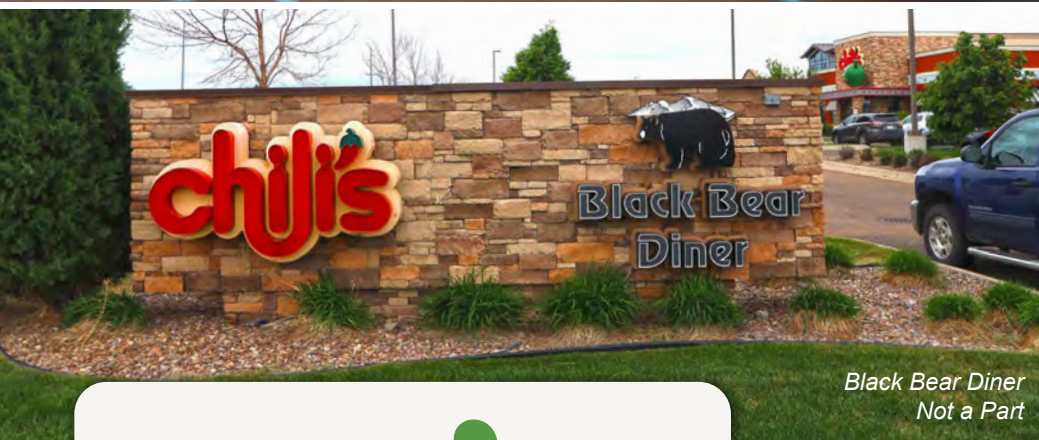




Taken June 2022



Black Bear Diner
Not a Part



1420 MARKET PL DR
GREAT FALLS, MT 59404

Absolute NNN
Home Depot Outparcel



Exclusively Listed By

PRIMARY CONTACT

MARK McLOONE

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602.790.1526
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BROKER OF RECORD

Brian Brockman
MT Lic: RRE-BRO-LIC71129



Food Away From
Home Spending of
\$36,000,000+
within 3-miles





\$2,560,000
PRICE

6.25%
CAP

\$160,000
NOI

±6,196 SF
BUILDING SIZE

2007
YEAR BUILT










GREAT FALLS, MT

Executive Summary

ADDRESS	1420 Market PI Dr Great Falls, MT 59404
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	May 31, 2027
LESSEE	Brinker Restaurant Corporation
OPTIONS	(4) 5-Year Options
INCREASES	7.5% Increase Every Option Period
ROFR	N/A

Property Highlights

-  Brinker International (parent company) has 4 brands with more than 1,600 locations
-  Rare Montana NNN asset available for sale
-  Absolute NNN lease with zero landlord responsibilities
-  Nearby tenants include Home Depot, AMC Theatres, Barnes & Noble, Michaels, Smiths, Hilton Garden Inn, Comfort Inn, Holiday Inn, Hampton and more
-  Condo transfer of ownership at close of escrow
-  Approximately 5 minutes from Great Falls International Airport
-  Minutes from the I-15 & Country Club Boulevard interchange



Retail Investment Group

480.429.4580 | retail1031.com



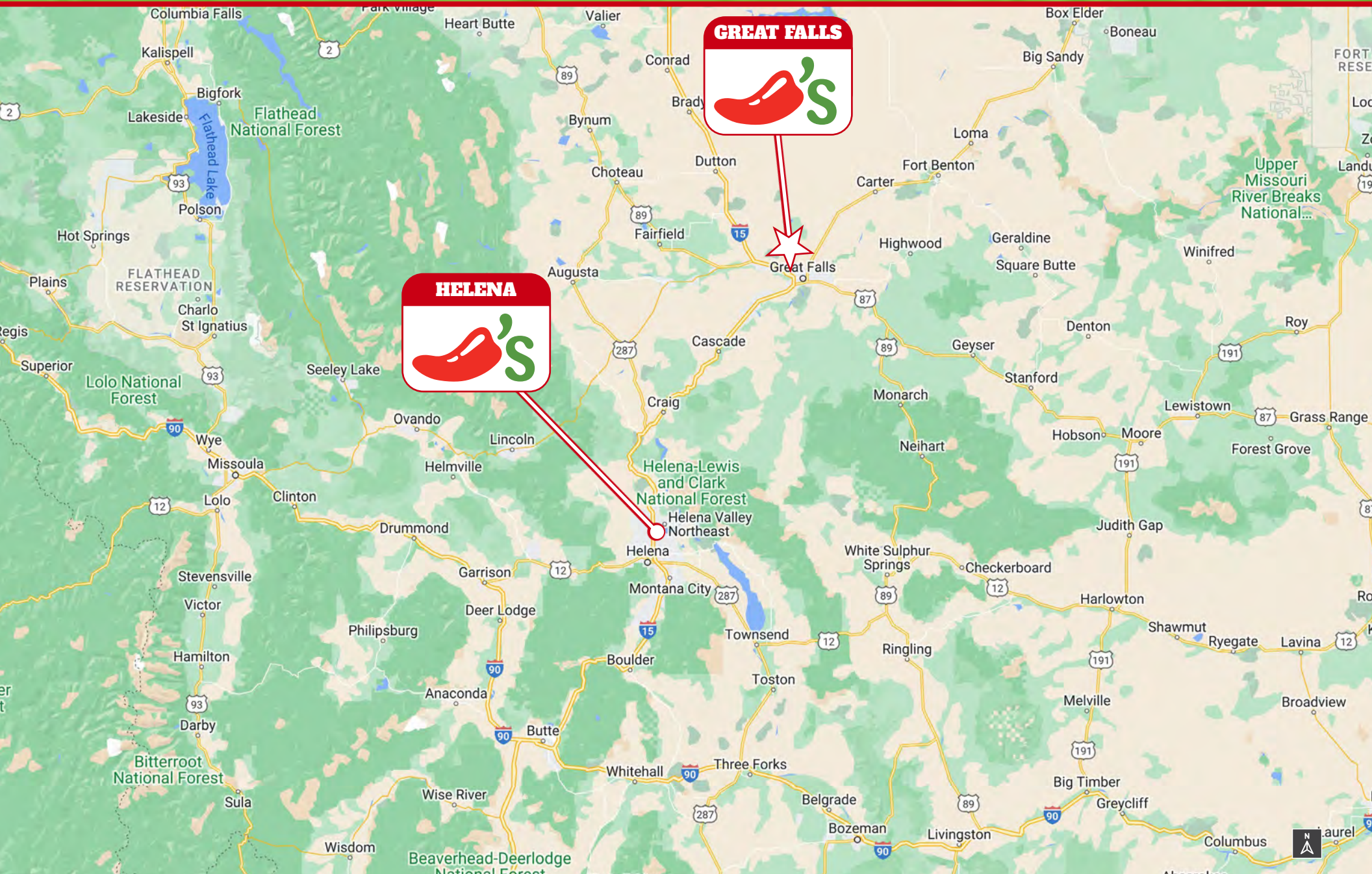


GREAT FALLS, MT



Taken June 2022





**BRINKER
RESTAURANT
CORP.**
LESSEE

NYSE: EAT
NEW YORK STOCK
EXCHANGE

+1,600
LOCATIONS

DALLAS, TX
HEADQUARTERS

1991
FOUNDED

CHILI'S
TENANT

±1,225
LOCATIONS

COPPEL, TX
HEADQUARTERS

1975
FOUNDED



Tenant Profile



Chili's Grill & Bar first opened its doors on the corner of Greenville Avenue and Meadow Road in Dallas back in 1975. It was a one-of-a-kind place that pioneered our unique and fun restaurant experience. Guests were sold on the bold flavors, quality ingredients and Texas-sized portions. But, what really stuck out most was the “come as you are” atmosphere and energetic Team Members, making Guests feel right at home. You'll still find that relaxed and welcoming spirit in Chili's restaurants today.

Chili's is an American casual dining restaurant chain. The company was founded by Larry Lavine in Texas in 1975 and is currently owned and operated by **Brinker International**.

Chili's serves American food, Tex-Mex cuisine and dishes influenced by Mexican cuisine, such as spicy shrimp tacos, quesadillas, fajitas.

chilis.com

GREAT FALLS, MT

Parent Company



Brinker
INTERNATIONAL®

Brinker International, Inc. (NYSE: EAT) is one of the world's leading casual dining restaurant companies and home of **Chili's® Grill & Bar**, **Maggiano's Little Italy®** and two virtual brands: **It's Just Wings®** and **Maggiano's Italian Classics™**. Founded by Norman Brinker in Dallas, Texas, we've ventured far from home, but stayed true to our roots. Brinker owns, operates or franchises more than 1,600 restaurants in 29 countries and two U.S. territories.

Our Brands



MAGGIANO'S
LITTLE ITALY®

brinker.com



QUICK FACTS

2020 POPULATION
±60,442

COUNTY
CASCADE

2020 MSA
POPULATION
±84,414

About Great Falls, MT

Great Falls is the third most populous city in Montana and the county seat of Cascade County. The population was ±60,442 according to the 2020 census. The city covers an area of 22.9 square miles and is the principal city of the Great Falls, Montana, Metropolitan Statistical Area, which encompasses all of Cascade County. The Great Falls MSA's population stood at ±84,414 in the 2020 census.

Great Falls is a popular tourist destination in Montana, with one million overnight visitors annually, who spend an estimated \$185 million while visiting, according to the Great Falls Montana Tourism group. Among Montana cities, Great Falls boasts the greatest number of museums, with 10, including the Lewis and Clark Interpretive Center near Giant Springs and the C. M. Russell Museum and Original Log Cabin Studio on the city's north side.[12] Great Falls was the largest city in Montana from 1950 to 1970, when it was eclipsed by Billings in the 1970 census; Missoula assumed second place in 2000.





Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Population	5,243	26,913	59,234
2022 Median Age	45.8	40.7	40



INCOME

	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$112,784	\$65,013	\$65,396
2022 Med HH Income	\$90,081	\$47,910	\$50,409



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Households	2,050	11,916	25,451
2022 Avg HH Size	2.6	2.2	2.3



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2022 Employees	1,576	17,529	35,915
2022 Businesses	169	2,187	3,789

Traffic Counts



Flood Rd @ 14th St SW NW
14th St SW @ Market Pl Dr S

±3,700 VPD
±9,638 VPD

Costar 2022



Food Away From Home Spending of

±\$8,768,485
within 1-mile

±\$36,347,732
within 3-miles

±\$79,005,159
within 5-miles



Alcoholic Beverage Spending of

±\$1,473,149
within 1-mile

±\$5,988,935
within 3-miles

±\$12,856,298
within 5-miles



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Confidentiality Disclaimer

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a 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. Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Actual Location