



Taken June 2022



2790 WASHINGTON ST
HELENA, MT 59601

Absolute NNN
Zero Landlord Responsibilities



Exclusively Listed By

PRIMARY CONTACT

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BROKER OF RECORD

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\$2,080,000
PRICE

6.25%
CAP

\$130,000
NOI

±5,966 SF
BUILDING SIZE

2007
YEAR BUILT











HELENA, MT

Executive Summary

ADDRESS	2790 Washington St Helena, MT 59601
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	May 31, 2027
LESSEE	Brinker Restaurant Corporation
OPTIONS	(4) 5-Year Options
INCREASES	\$5,000 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, Bed Bath & Beyond, T.J. Max, Ulta Beauty, Staples, Costco and more
-  Condo transfer of ownership at close of escrow
-  Less than a mile from Helena Regional Airport
-  Located at a signalized corner
-  About a half mile from the Interstate 15 and Custer Avenue interchange



Retail Investment Group

480.429.4580 | retail1031.com



HELENA, MT



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BED BATH &
BEYOND

名古屋
Nagoya
Japanese Steakhouse & Sushi
NOT A PART

ATRIUM
±1,029 SF

BANQUET
±1,717 SF



WASHINGTON ST

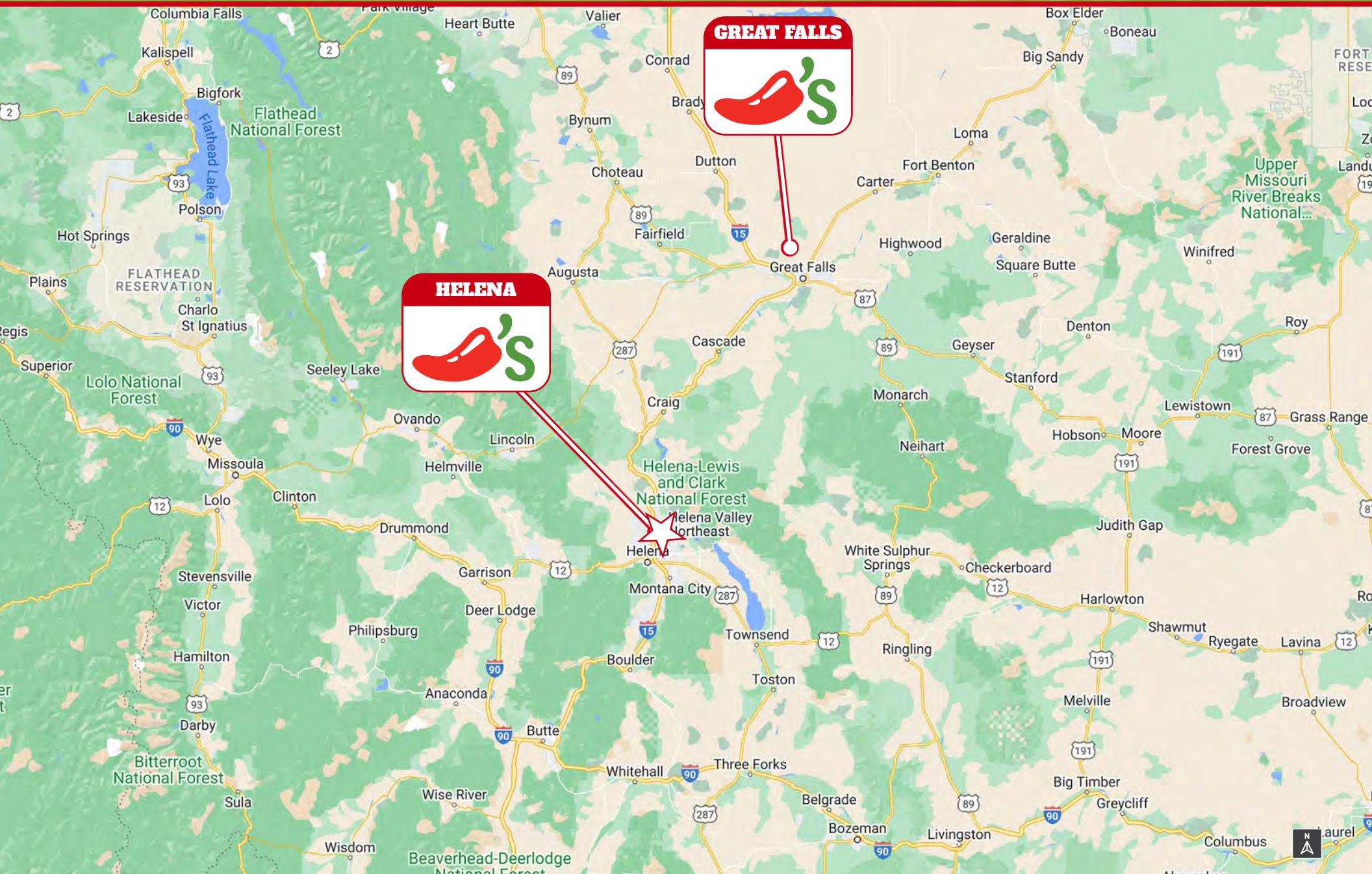
Not to Scale





HELENA, MT





**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

HELENA, 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
±32,091

COUNTY
**LEWIS AND
CLARK**

2020 MSA
POPULATION
±83,058

About Helena, MT

Helena is the state capital of Montana and the county seat of Lewis and Clark County.

Helena was founded as a gold camp during the Montana gold rush, and established on October 30, 1864. Due to the gold rush, Helena would become a wealthy city, with approximately 50 millionaires inhabiting the area by 1888. The concentration of wealth contributed to the city's prominent, elaborate Victorian architecture.

At the 2020 census Helena's population was ±32,091, making it the fifth least populous state capital in the United States and the sixth most populous city in Montana. It is the principal city of the Helena Micropolitan Statistical Area, which includes all of Lewis and Clark and Jefferson counties; its population is ±83,058 according to the 2020 Census.





Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Population	2,150	38,863	51,686
2027 Population Proj	2,316	42,006	55,642



INCOME

	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$60,506	\$85,104	\$85,344
2022 Med HH Income	\$37,807	\$64,575	\$64,321



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Households	973	16,995	22,196
2027 Household Proj	1,044	18,330	23,859



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2022 Employees	5,883	37,854	42,574
2022 Businesses	527	3,479	3,846

Traffic Counts



Skyway Dr @ Washington St W
East Custer Ave @ Washington St E

±2,643 VPD
±17,928 VPD

Costar 2022



Food Away From Home Spending of

±\$2,874,786
within 1-mile

±\$61,718,949
within 3-miles

±\$80,856,661
within 5-miles



Alcoholic Beverage Spending of

±\$488,508
within 1-mile

±\$10,524,119
within 3-miles

±\$13,684,683
within 5-miles



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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.



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