



# DEL TACO

19312 North 93 Highway - White Hills, AZ 86445 (Parcel B)

*Representative Image*

DEL TACO - WHITE HILLS, AZ

*EXCLUSIVELY MARKETED BY*



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Arizona is Pleased to Present Exclusively For Sale the Del Taco Located at 19312 North 93 Highway in White Hills, AZ (Parcel B). This Deal Includes an Absolute Triple Net (NNN) 20 Year Lease and a Rare Opportunity to Partner With Growing, 13-Unit TA Franchisee With 15+ Years of Operating Experience, Providing For a Unique Investment.

Sale Price

\$3,625,000.00

## OFFERING SUMMARY

Cap Rate: 6.75%

NOI: \$244,688

Guarantor: LV Petroleum

## BUILDING INFORMATION

Street Address: 1931 N 93 HWY (Parcel B)

City, State, Zip: White Hills, AZ 86445

County: Mohave County

Year Built: 2022



Representative Image



Representative Image

# INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

## PROPERTY HIGHLIGHTS

- Absolute Triple Net (NNN) 20 Year Lease
- Rare Opportunity to Partner With Growing, 13-Unit TA Franchisee With 15+ Years of Operating Experience
- Strong Corporate and Personal Guarantor; LV Petroleum Currently Supplies 1,000,000+ Gallons / Month to 32 Locations, Operates 13 C-Stores / Travel Centers and is Rapidly Growing Throughout the Country
- Premises Are Next to a Major Truck Stop Destination: 7 Diesel Fueling Lanes, 4 Non-Diesel MPDs and Large Trucker's Lounge Will Drive Market - Leading Fuel Volume
- Located on Major Trucking Route Between Las Vegas (1.5 Hours North) and Phoenix (4 Hours South)
- US HWY 93 is a Major Trucking Route That Feeds Into US - 11
- White Hills is Just 1 Hour From the Grand Canyon West Entrance, Hoover Dam and Lake Mead National Recreation Area
- Mohave County is the 5th Largest County in the Arizona With a Population of 213,267 and Contains Parts of the Grand Canyon National Park and Several Indian Reservations



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Representative Image

## LEASE ABSTRACT

Tenant:	LV Petroleum LLC
Premises:	In Progress
Base Rent:	\$244,688
Lease Commencement:	Close of Escrow
Lease Expiration:	20 Years From Close of Escrow
Lease Term:	20 Years
Renewal Options:	6 x 5 Years
Rent Increases:	2% Increases Annually
Lease Type:	Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	LV Petroleum



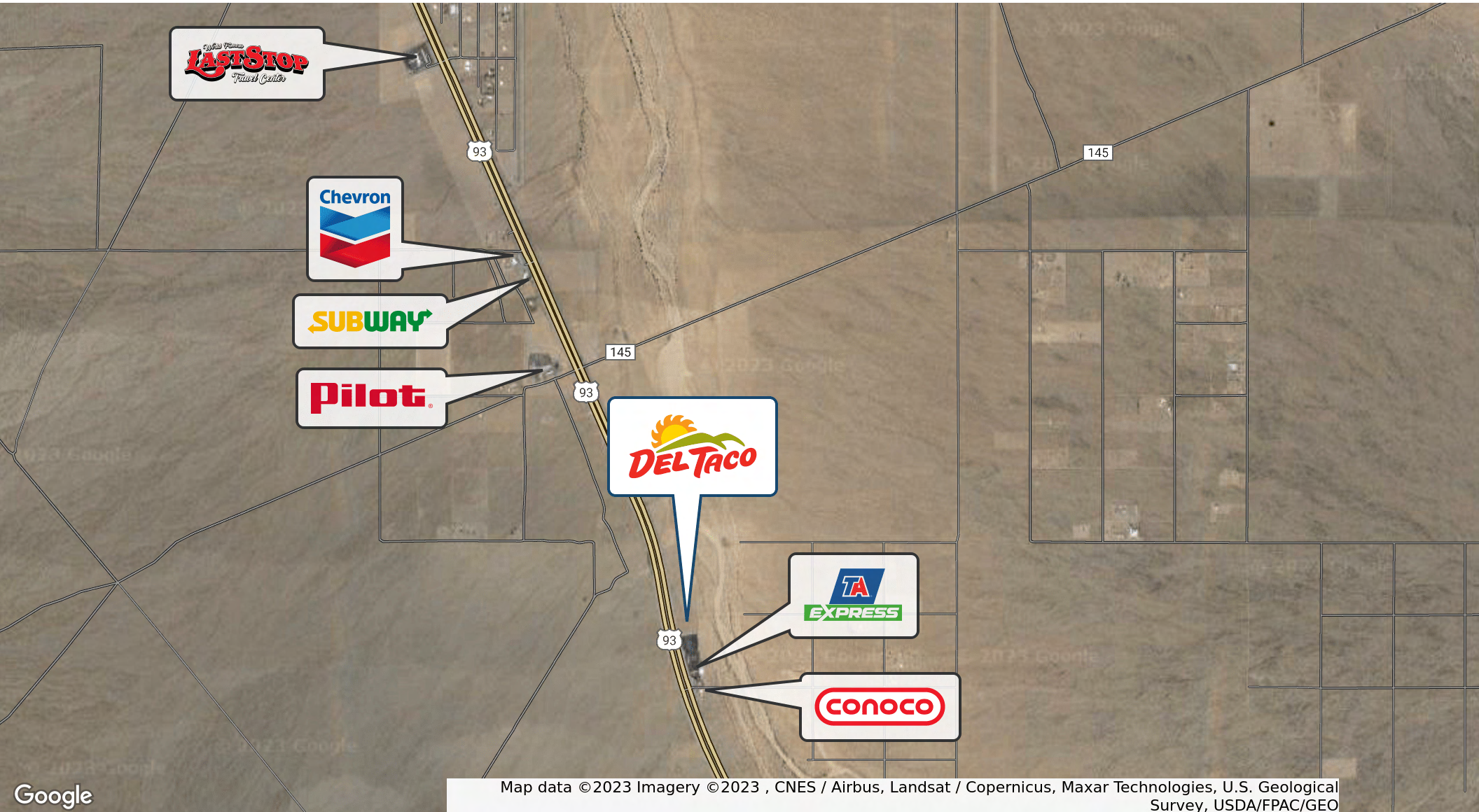
SECTION 3

# PROPERTY INFORMATION

# LOCATION MAP



# RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Las Vegas, NV



Mohave County Courthouse

## WHITE HILLS, AZ

White Hills is a census-designated place in Mohave County, Arizona. White Hills is 12.5 miles (20.1 km) northwest of Dolan Springs. The White Hills CDP had a population of 350 as of July 1, 2022. Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. The major city of Las Vegas is an hour's drive away from White Hills. Las Vegas is one of the biggest tourist destinations in the world, and it is in the top three destinations for business conventions in the United States. Renown throughout the globe for its many entertainment options, more than 2.2 million residents call the metropolitan area home.

The largest industries in White Hills, AZ are Health Care & Social Assistance, Agriculture, Forestry, Fishing & Hunting, and Accommodation & Food Services. Business Facilities recently ranked Arizona #1 - the nation's alternative energy industry leader. Mohave County's vast desert areas offer some of the highest solar and wind power potential in the nation. Top Employers in the Mohave County include Top employers included Nucor Steel, Sterilite Corporation, McKee Foods and American Woodmark Corporation. Due to its proximity to Nevada, white hills residents can benefit from the city's economic conditions. Top Industries in Las Vegas include Tourism, Gaming, Conventions, Health and medicine and Information technology. National defense provides a fairly strong economic benefit to the region. Nellis Air Force Base is home to the largest composite flying wing of the Air Force. Flamingo Las Vegas Hotel-Csn and MGM Grand are among the largest in the area, each employing 6,000 workers.

Arts and entertainment are an integral part of the Mohave County lifestyle and there is plenty to stimulate the cultural palates of the young and old. The region offers a rich history of cultures and events, including Native American tribes, Lt. Edward Beale's camel-mounted expedition of 1857, miners, steam boaters, ranchers, the building of Hoover Dam, the training of World War II airmen, the London Bridge, and the longest stretch of Route 66 still in use today. Hualapai Mountain Park offers many varied experiences for the whole family. sliver of the Colorado River where Arizona and Nevada meet has been transformed into a fast-growing tourist and gambling destination in a few short decades. Today there are nine hotel/casinos in Laughlin providing over 10,000 rooms, 94,000 square feet of meeting space, 60 restaurants, two museums, a 34-lane bowling center, a variety of boutiques, spas and salons. The Mohave County Courthouse and Jail building located in Kingman is also added to the National Register of Historic Places.



SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



Representative Image



## TENANT OVERVIEW

Company:	Subsidiary (NASDAQ: JACK)
Founded:	1964
Locations:	600+
Headquarters:	Lake Forest, CA
Website:	deltaco.com

## LV PETROLEUM

- LV Petroleum (LVP), is an active operator of convenience stores and wholesale fuel suppliers in the Southwest and Nevada market.
- LVP is currently operating thirteen Conoco Branded C&G assets in the Las Vegas Metro area. There is also a pipeline of eight new sites. The partnership is able to purchase unbranded fuel and sell it under a licensing agreement with Phillips 66 as Conoco and access the Conoco credit card network. The assets all have large convenience stores, with slot gaming leased to a casino operator. Five of the locations will also include a quick service restaurant, four Sbarro's and one Don Tortaco with a drive through. One asset has been open since 2019 and another 3 have opened since summer 2021. The additional sites will open during 2022 and early 2023. In addition, the portfolio includes a TA Express operated in White Hills, AZ that has been operating for over a year. LVP has a pipeline of additional new development Travel Center locations across western U.S. markets. This includes Three (3) Arizona locations, and One (1) location in northern Nevada.
- In addition, LV Petroleum has a food service division, this division is operating under the entity LVP Food Service Concept, LLC. LVP Food Service Concept is being managed By Mr. Craig Mott who is the active food service manager for LVP Food Service Concept. The franchises includes: Del Taco, Burger King, KFC, and Sbarro Pizza

## DEL TACO RESTAURANTS INC.

Del Taco offers a unique variety of both Mexican and American favorites such as burritos and fries, prepared fresh in every restaurant's working kitchen with the value and convenience of a drive-thru. Del Taco's menu items taste better because they are made with quality ingredients like freshly grilled chicken and carne asada steak, fresh house-made guacamole, fresh house-grated cheddar cheese, slow-cooked beans made from scratch, and signature creamy Queso Blanco. In 2022 Jack in the Box acquired Del Taco. Founded in 1964, today Del Taco serves more than three million guests each week at its approximately 600 restaurants across 16 states. Del Taco's commitment to providing guests with the best quality and value for their money originates from cooking, chopping, shredding, and grilling menu items from scratch.

# CONFIDENTIALITY AGREEMENT

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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 the listing broker and should not be made available to any other person or entity without the written consent of the listing broker.

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.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release the listing broker and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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