



OFFERING MEMORANDUM

NEW DEVELOPMENT DEL TACO

3582 US-98, SANTA ROSA BEACH, FL 32459

DREW DUNCAN

262.309.4900
drew@trinityreis.com

JACOB MACE

405.795.2071
jacob.mace@trinityreis.com

JUSTIN DILLON

916.903.6026
justin@trinityreis.com



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TRINITY REAL ESTATE INVESTMENT SERVICES // 210 BARTON SPRINGS ROAD, SUITE 575, AUSTIN, TX 78704



SANTA ROSA BEACH, FL

\$3,768,421 | 4.75% CAP

- New Development Del Taco With 20-Year Primary Term to Commence Upon Completion of Construction
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Rapidly Developing Retail Corridor With 400,000+ SF Mixed Used Development Across the Road and Five Retail Pads Developed Adjacent to Del Taco
- Strong 5-Mile Demographics of 17K+ Residents With an Explosive 1-Mile Growth Rate of 93.25% Between 2010-2022
- Lease Guaranteed by Consolidated Restaurant Group, a 75+ Unit Burger King Operator with a 12-Unit Del Taco Development Agreement
- Situated Directly on US Hwy 98 With 40,500+ VPD
- Affluent Area With an Average Household Income of \$109,809 in a 1-Mile Radius
- Subject Property is 30 Miles From Panama City Beach - One of the Most Visited Florida Beaches With 4.5 Million Visitors a Year

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

Building Area:	2,304 SF
Land Area:	1.11 AC
Year Built:	2023
Guarantor:	Consolidated Restaurant Group
Price (Psf):	\$1,635.60

LEASE OVERVIEW:

Remaining Lease Term:	20 Years
Rent Commencement:	6/1/2023
Lease Expiration:	5/31/2043
Base Annual Rent:	\$179,000
Lease Type:	Absolute NNN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	918	6,210	10,144
2022 Estimated	1,774	11,531	17,863
2027 Projected	1,813	12,355	19,443

POPULATION GROWTH



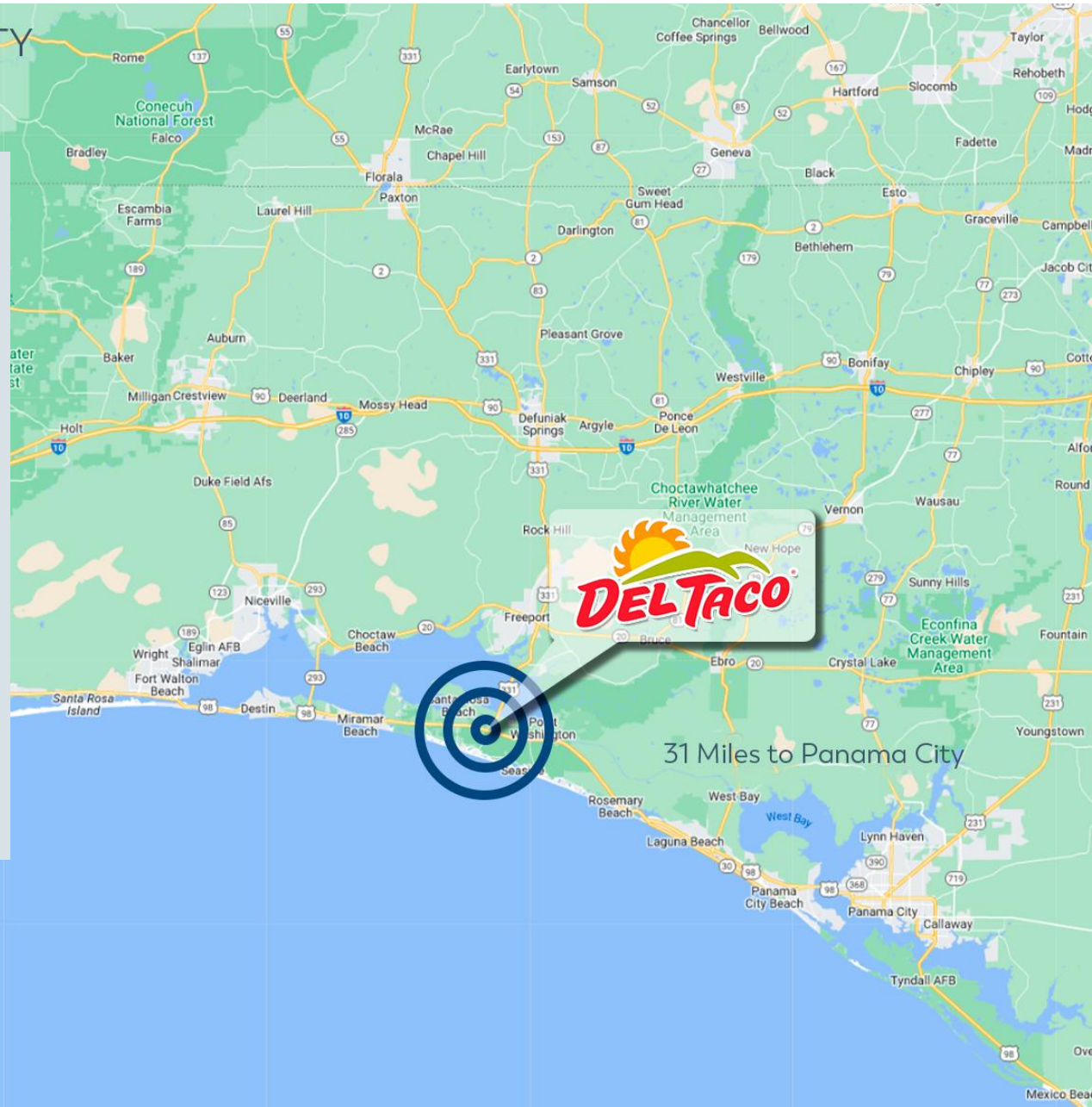
	1 Mile	3 Mile	5 Mile
2010 - 2022	93.25%	85.68%	76.10%
2022 - 2027	2.20%	7.15%	8.85%

HOUSEHOLD INCOME



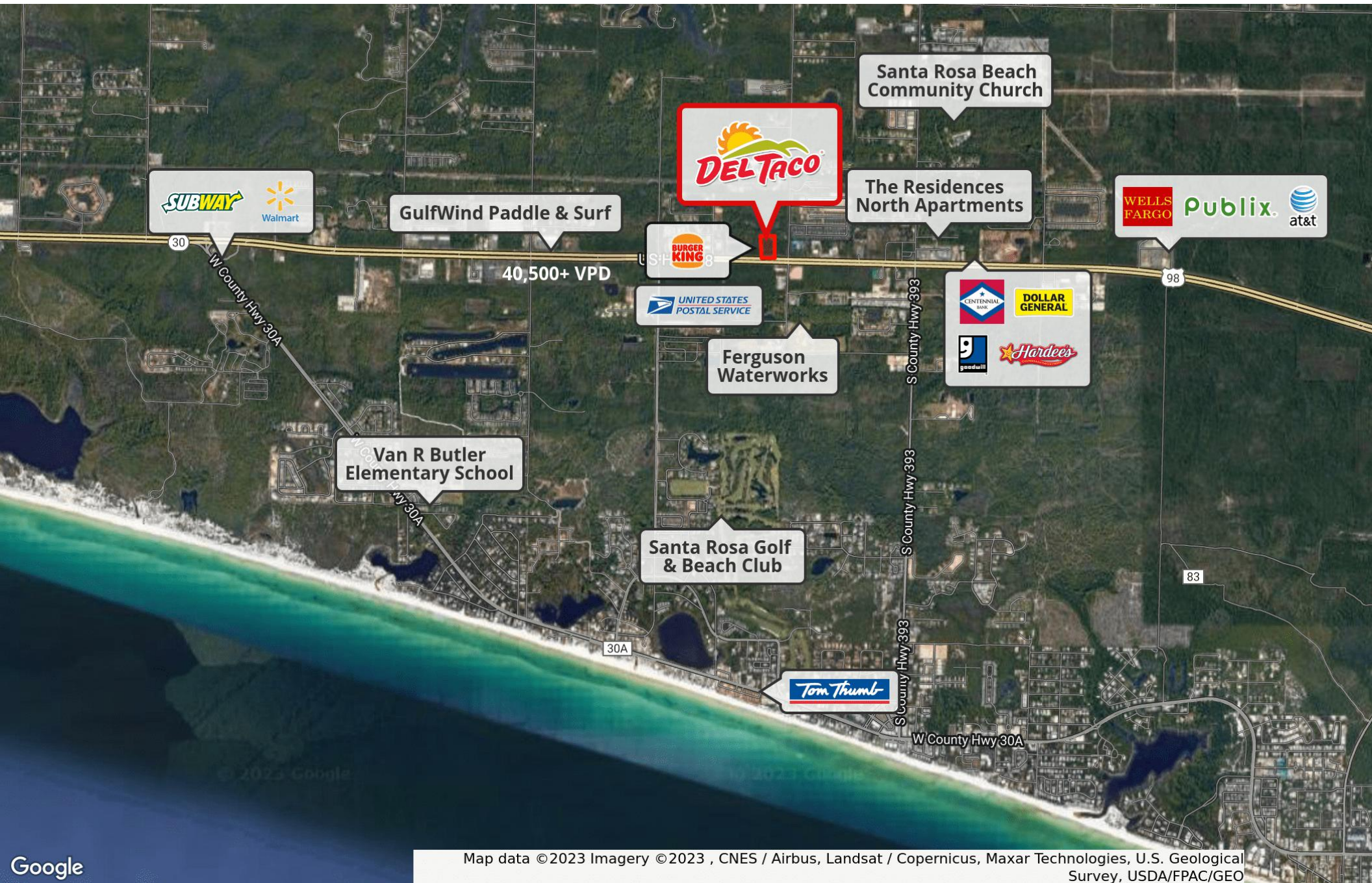
	1 Mile	3 Mile	5 Mile
Median	\$85,278	\$84,280	\$84,374
Average	\$109,436	\$108,809	\$118,105

Demographic data provided by CoStar



RETAILER MAP

3582 US-98 | SANTA ROSA BEACH, FL



Google

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

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RETAIL MAP

3582 US-98 | SANTA ROSA BEACH, FL





Actual Property



Actual Property



Actual Property



Actual Property



58 Years
of Success



**Publicly
Traded Co.**
NASDAQ: TACO



Fast Growing
QSR Concept



\$455.3 M
Market Cap



595+
Locations



**12 Unit
Del Taco**

Development Agreement



1,500+
Team Members



GA & FL
Locations



Destin, FL
Headquarters



75+
Units



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Actual Property



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BROKER OF RECORD

BRAIN BROCKMAN

Bang Realty - Naples, Inc

FL#BK3327646

Actual Property