



SONIC

45 Stafford Lane - Delta, CO 81416

SONIC - DELTA, CO

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,526 SF Sonic Located at 45 Stafford Lane in Delta, CO. This Deal Includes a Brand New 20-Year Absolute Triple Net (NNN) Sale Leaseback With Zero Landlord Responsibilities and Strong Hedge Against Inflation With 10% Rent Increases Every 5 Years, Providing For a Secured Investment.

Sale Price

\$2,112,000

OFFERING SUMMARY

Cap Rate:	6.25%
NOI:	\$132,000
Price / SF:	\$1,384.01
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	45 Stafford Lane
City, State, Zip:	Delta, CO 81416
County:	Delta
Building Size:	1,526 SF
Lot Size:	0.81 Acres
Year Built:	2005



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Brand New 20-Year Absolute Triple Net (NNN) Sale Leaseback With Zero Landlord Responsibilities
- Strong Sales Performance With Healthy 5% Rent to Sales Ratio; Store is Performing Well Above Sonic's National Average Unit Volume (AUV)
- Strong Hedge Against Inflation With 10% Rent Increases Every 5 Years
- Outparcel to a Walmart Supercenter and Surrounded By National Anchors Including Safeway and Anytime Fitness Providing For Outstanding Traffic Drivers
- Target Demographic For Sonic With Limited Competition and Successful 20 Year Operating History
- Located 0.25-Miles From Delta Health, a Regional Hospital That Consists of 49 Beds and is Currently the Clinical Space For Inpatients, Medical Imaging, Laboratory, Four Surgery Suites, Medical Records, Business Office, Nutrition Services, Hospital Administration and the Emergency Department
- Minutes From Westwinds Airport, a Connecting Airport to Aspen, Colorado Springs, Denver, Durango, Grand Junction and Montrose
- Located at the Conjunction of Highway 50 & Highway 92, Which Connects Tourists to Major Ski Resorts and Spans 74-Miles From Gunnison County to Delta County
- The City of Delta is an Opportunity Zone Providing Incentive For New Developments and Economic Growth
- Nearby National Retailers Include: Walmart Supercenter, Taco Bell, Safeway, Ziggie's Coffee, Anytime Fitness, Domino's Pizza, AutoZone, Advance Auto Parts, Papa Murphy's, Tractor Supply, Fedex, Alpine Bank, UPS Store and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

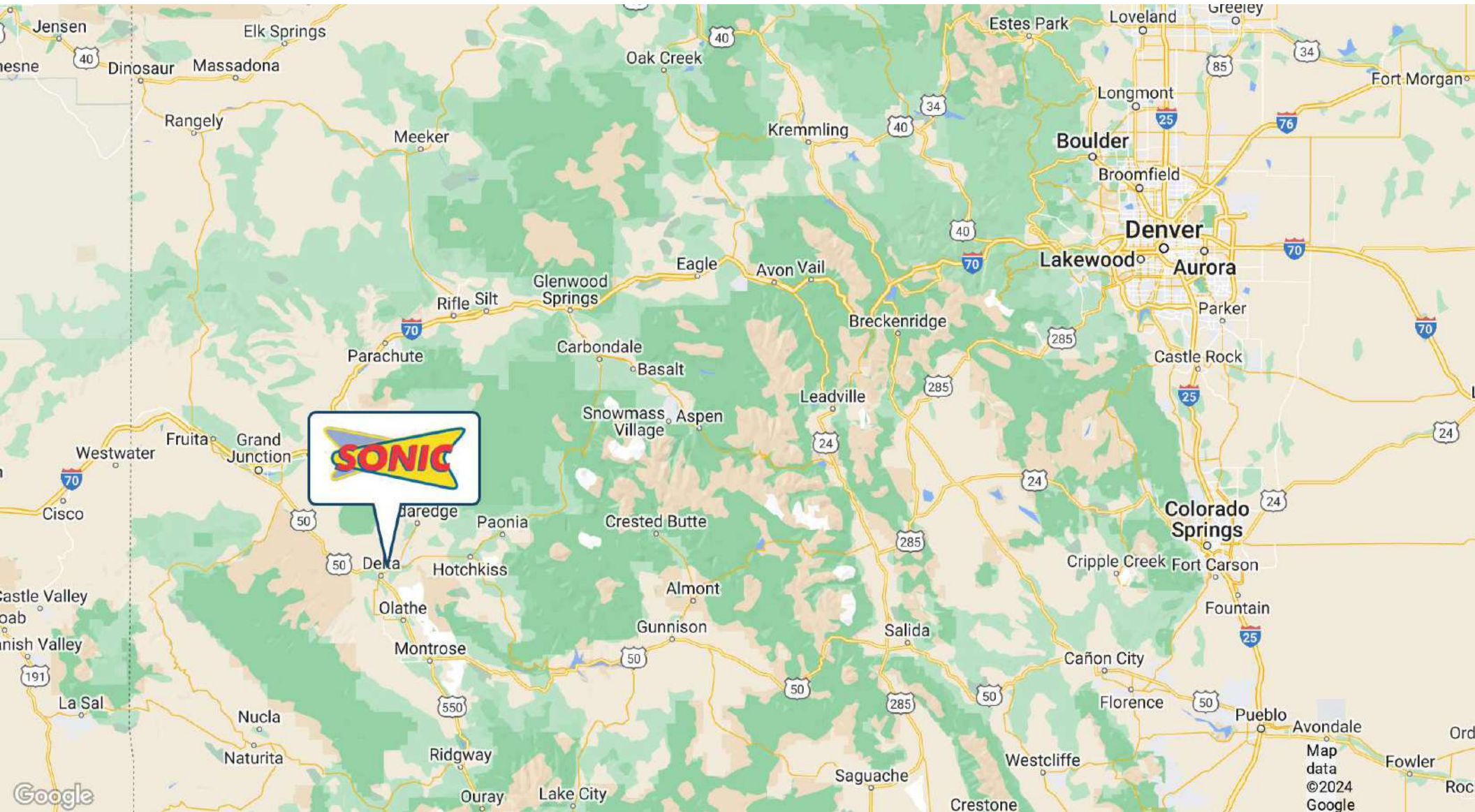
Tenant:	Sonic
Premises:	1,526 SF
Base Rent:	\$132,000
Rent Per SF:	\$86.50
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years From Close of Escrow
Lease Term:	20 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Fast Food
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:	Franchisee



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



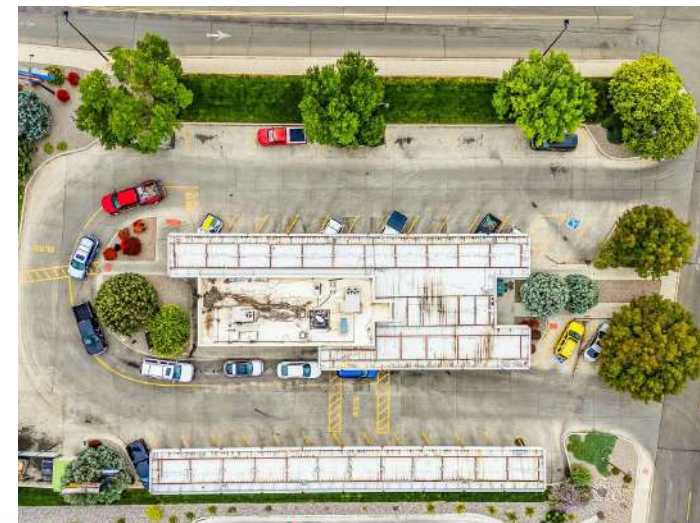
Actual Property Image



Actual Property Image

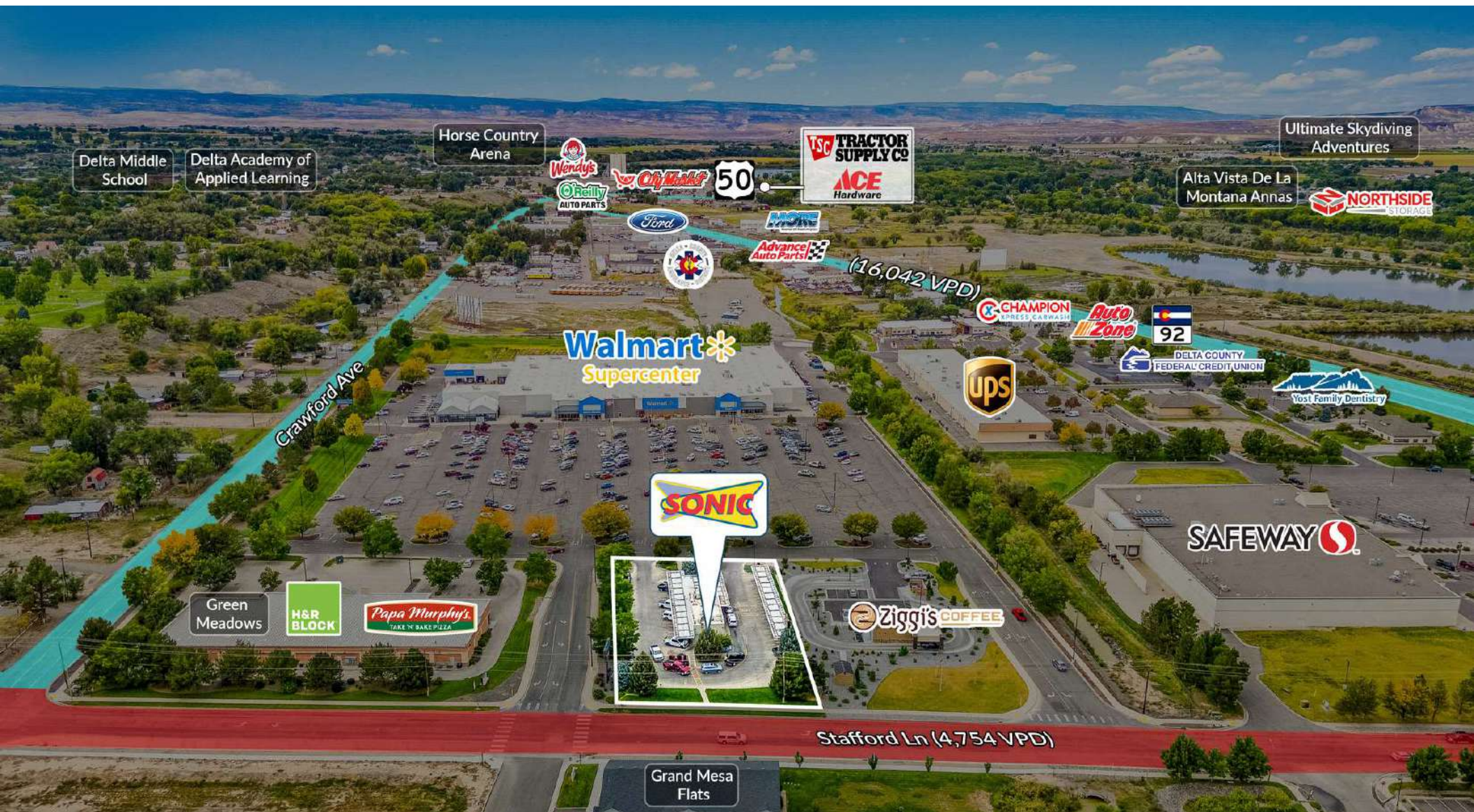


Actual Property Image

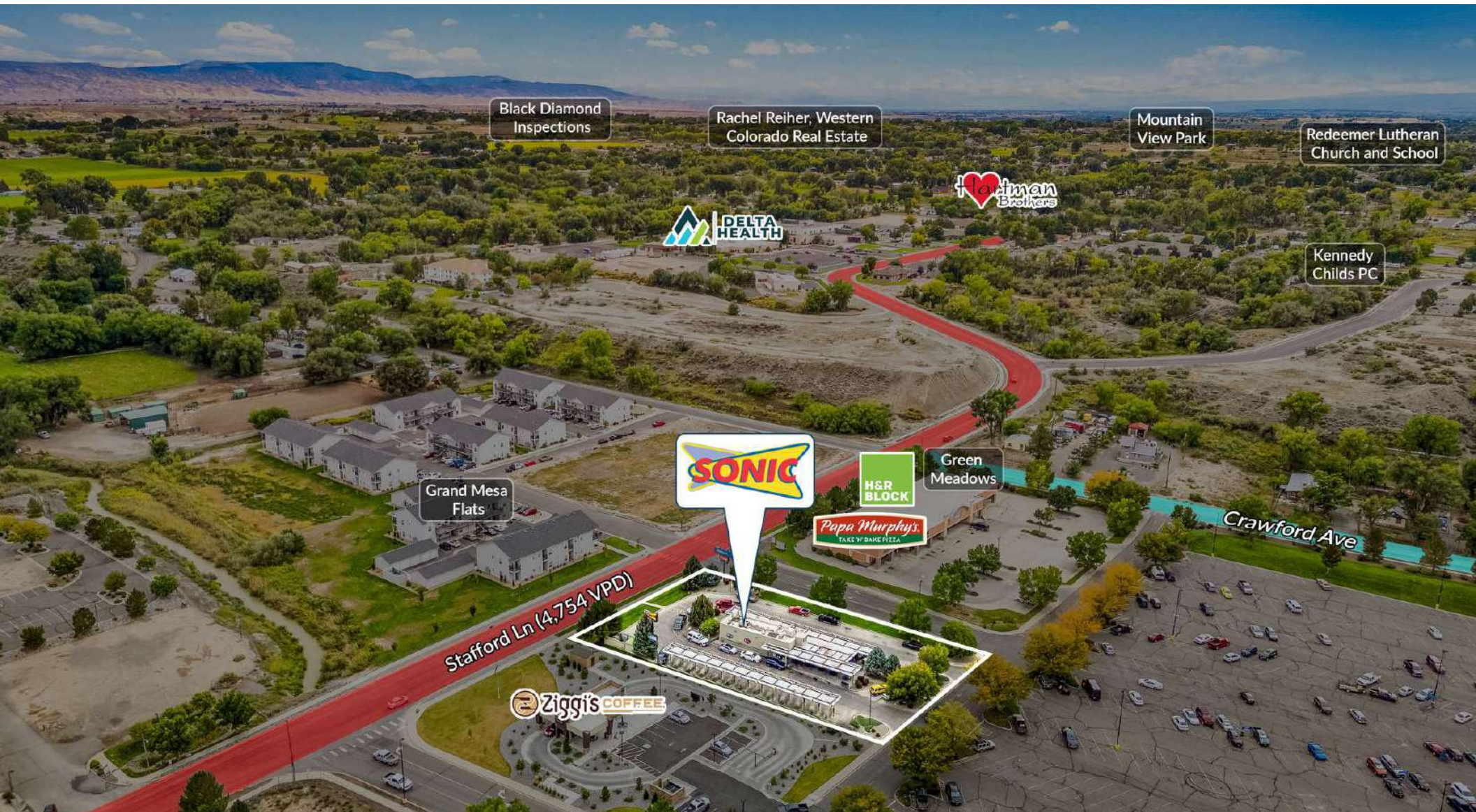


Actual Property Image

AERIAL MAP



AERIAL MAP



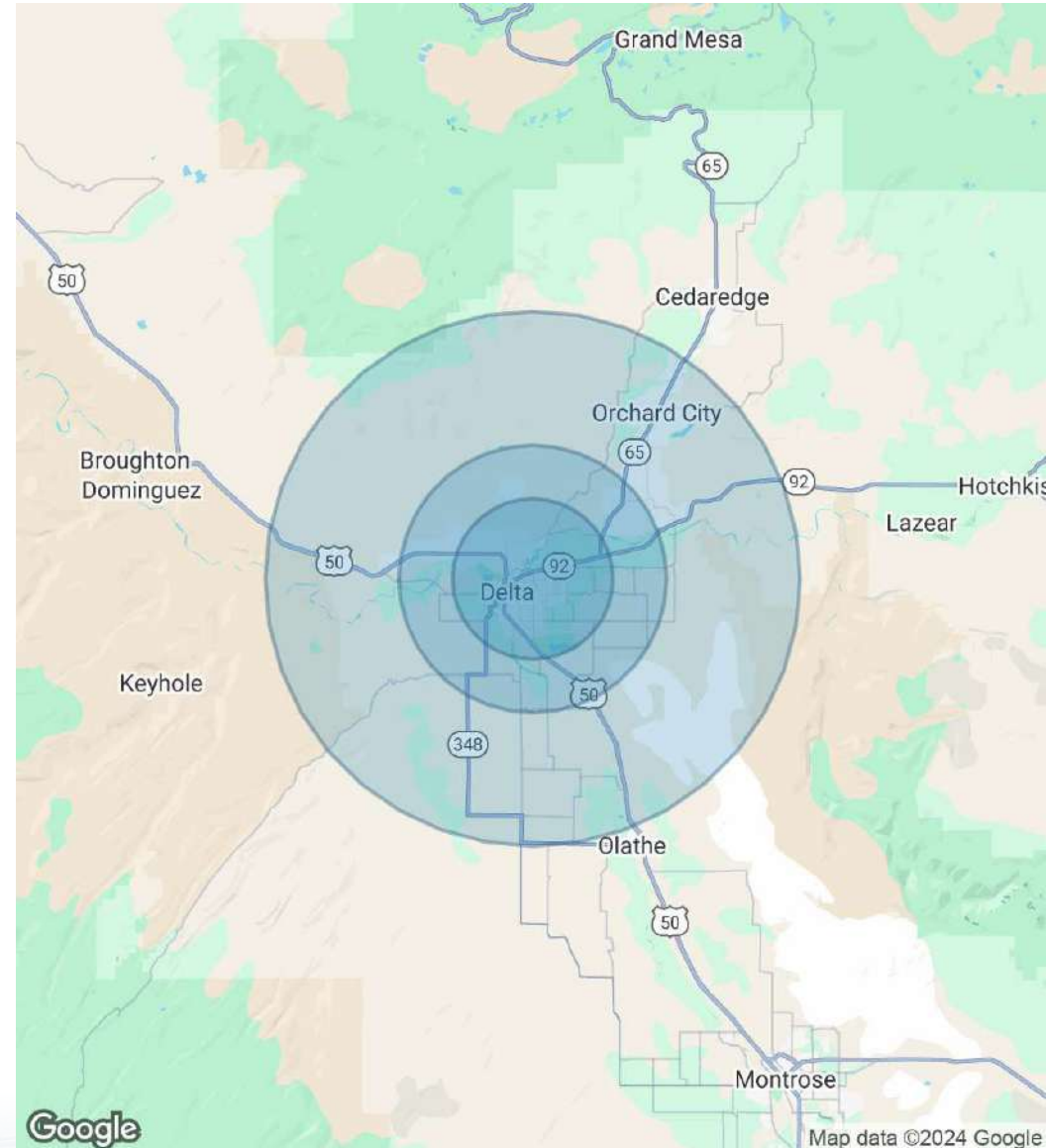
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,839	13,711	19,312
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,407	5,551	7,810
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,139	\$80,197	\$81,386
Average House Value	\$340,615	\$355,117	\$364,585

TRAFFIC COUNTS

Ste Hwy 92	16,042 VPD
Main St	19,953 VPD
Stafford Ln	4,754 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Delta, CO



Montrose Regional Airport

DELTA, CO

Delta is located in western Colorado, situated in the Uncompahgre Valley. It is the county seat of Delta County and lies at the confluence of the Gunnison and Uncompahgre Rivers. The City of Delta had a population of 9,077 as of July 1, 2024. The city offers a rural lifestyle with access to outdoor recreation, cultural activities, and a strong community focus. It's a popular area for retirees and families looking for a quieter pace of life.

The economy of Delta, Colorado is shaped by a mix of traditional industries, natural resources, and tourism. Delta has a long history of agriculture, which remains one of its main economic drivers. Oil, natural gas, and coal extraction have historically played an important role in Delta's economy. Tourism is a growing economic sector in Delta, driven by its proximity to natural attractions such as Grand Mesa, Gunnison River, and Escalante Canyon. Delta Health, a regional medical center, and the Delta County School District are two of the largest employers in the area. The nearest major city to Delta, Colorado is Grand Junction, located about 40 miles northwest of Delta. Grand Junction serves as a regional hub for commerce, healthcare, and transportation in western Colorado, offering larger shopping centers, more extensive medical facilities, and a broader range of services than Delta. The nearest major airport to Delta, Colorado, is Montrose Regional Airport (MTJ), located about 20 miles southeast of Delta. The airport supports Delta's growing tourism sector by providing convenient access for travelers. The airport is a key asset for Delta's economy, enhancing connectivity and enabling growth in multiple sectors.

Delta features a wide variety of recreational opportunities. History buffs can visit the Fort Uncompahgre Living History Museum, which was established in the year 1826. The city has numerous parks including the Black Canyon of the Gunnison National Park, Crawford State Park, and many others. In addition, there is the Devil's Thumb 18-hole golf course, Confluence Lake and Bill Heddles Recreation Center. Recreation at Delta also includes hiking, hunting, and skiing. The local festivals are the Deltarado Days, and the Delta Uncompahgre Blues Festival & Council Tree Pow Wow. Delta and nearby Attractions are Delta County Museum, Sweitzer Lake State Park, Hovenweep National Monument, Devil's Thumb Golf Course and Uncompahgre National Forests.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1953
Locations:	3,545
Headquarters:	Oklahoma City, OK
Website:	sonicdrivein.com

SONIC

Sonic, America's Drive-In, is the nation's largest chain of drive-in restaurants. Founded in 1953 in Oklahoma City, Oklahoma, Sonic has delighted guests with signature menu items, more than 1.3 million drink combinations, and friendly service by iconic carhops. Sonic is part of the Inspire Brands family of restaurants and Inspire Brands is the subsidiary company of Roark Capital Group. As the largest national chain of drive-in restaurants the iconic Sonic style is hard to duplicate, but Sonic's distinct brand differentiation goes far beyond the drive-in format. Sonic's one-of-a-kind menu offers a variety of options unavailable from other brands, including real ice cream desserts, TOASTER® sandwiches, molten cake sundaes, breakfast all day, tasty tots, and premium hot dogs. Sonic is now among the top five burger or sandwich advertisers in most major markets with memorable and recognizable advertising starring Sonic's beloved "Two Guys." Sonic is the nation's largest and most beloved drive-in chain, serving hot, fresh and made-to-order food for more than 60 years. The company is rapidly expanding and has available territory and ideal locations in all 50 states. Sonic is more than an iconic brand; they are a solid franchise investment focused on the future and backed by visionary leadership, robust national advertising power and operational excellence. Sonic's diverse menu gives the chain the ability to produce strong results at all times of the day, avoiding the common drop-offs most QSR restaurants encounter in the afternoon or evenings.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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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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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, the listing broker has not verified, and will not verify, any of the information contained herein, nor has the listing broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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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