



TACO BELL

1300 East Main Street - Cortez, CO 81321

TACO BELL - CORTEZ, 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 1,622 SF Taco Bell Located at 1300 East Main Street in Cortez, CO. This Deal Includes a Long Term 15-Year Sale Leaseback With Zero Landlord Responsibilities and a Healthy Hedge Against Inflation With 10% Rent Increases Every 5 Years, Providing For a Secure Investment.

Sale Price	\$2,380,952
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OFFERING SUMMARY

Cap Rate:	5.25%
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NOI:	\$125,000
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Price / SF:	\$1,467.91
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Guarantor:	Franchisee
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BUILDING INFORMATION

Street Address:	1300 E Main St
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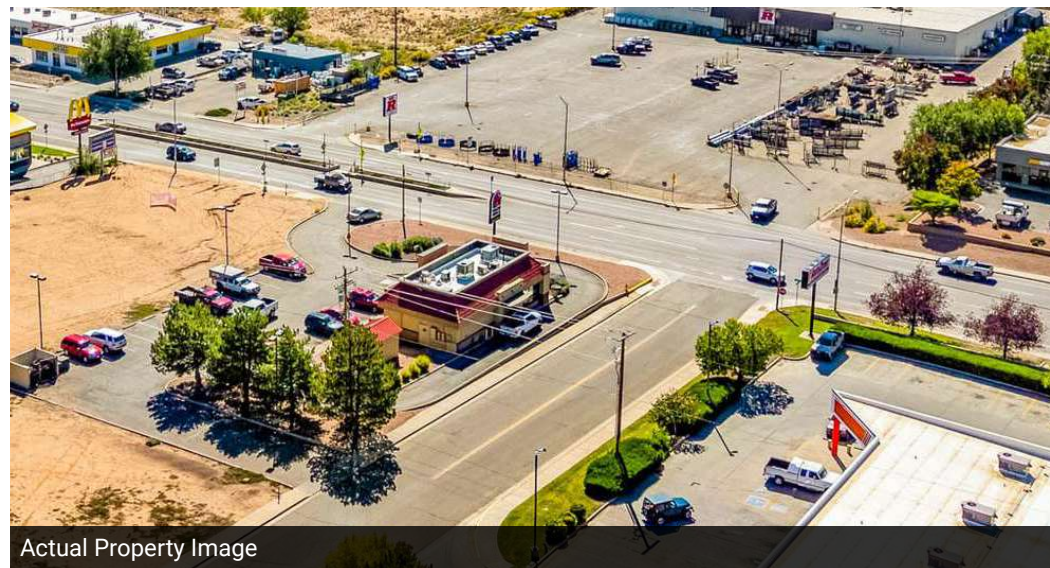
City, State, Zip:	Cortez, CO 81321
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County:	Montezuma
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Building Size:	1,622 SF
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Lot Size:	0.78 Acres
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Year Built:	1994
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Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Long Term 15-Year Sale Leaseback With Zero Landlord Responsibilities
- Healthy Hedge Against Inflation With 10% Rent Increases Every 5 Years
- Emerge Inc is an Award Winning and Growing Operator With 185-Units Across Four Brands (40+ Unit Gauranty)
- Strong Sales Performance With Healthy Rent to Sales Ratio (Inquire For Details)
- Targeted Demographic For Taco Bell With Limited Competition and a Successful 30 Year Operating History
- Located on E Main St; the Main Throughfare Through Cortez, Which Sees a Daily Traffic Rate of 20,000 VPD
- 0.5-Miles From the Cortez Recreation Center and Centennial Park, a Beautiful 46,000 Sq Ft Hub For Community Health, Wellness, Fitness, and Engagement
- Surrounded By Numerous Hotels and RV Parks (Travelodge, Quality Inn, Best Western, Super 8), Providing Great Out of Town Traffic
- Next to Cortez City Hall and Recreation Center Providing For Ample Foot Traffic
- Positioned on a Busy Corner With Multiple Points of Entry For Easy Ingress and Egress
- Essential Use Tenant With Drive -Thru; Pandemic and Recession Resistant
- Nearby National Retailers Include; McDonald's, Dairy Queen, Safeway, Subway, AutoZone, Walgreens, Verizon, O'Reilly Auto Parts, Pizza Hut, Denny's, KFC, Wendy's, Dollar Tree, Burger Boy, and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

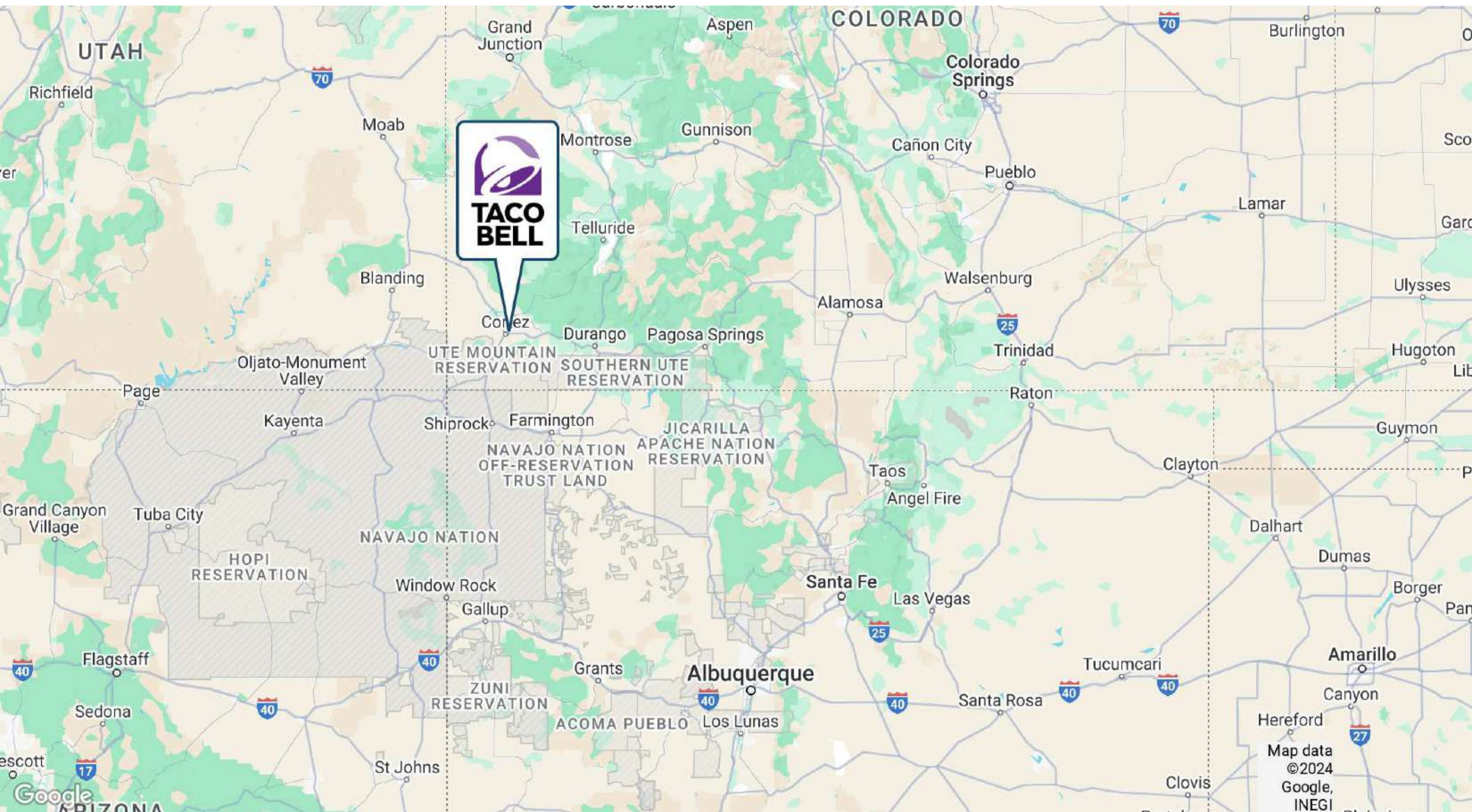
Tenant:	Taco Bell
Premises:	1,622 SF
Base Rent:	\$125,000
Rent Per SF:	\$77.07
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	15 Years From Close of Escrow
Lease Term:	15 Years
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	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



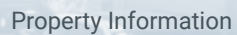
Actual Property Image



Actual Property Image

AERIAL MAP





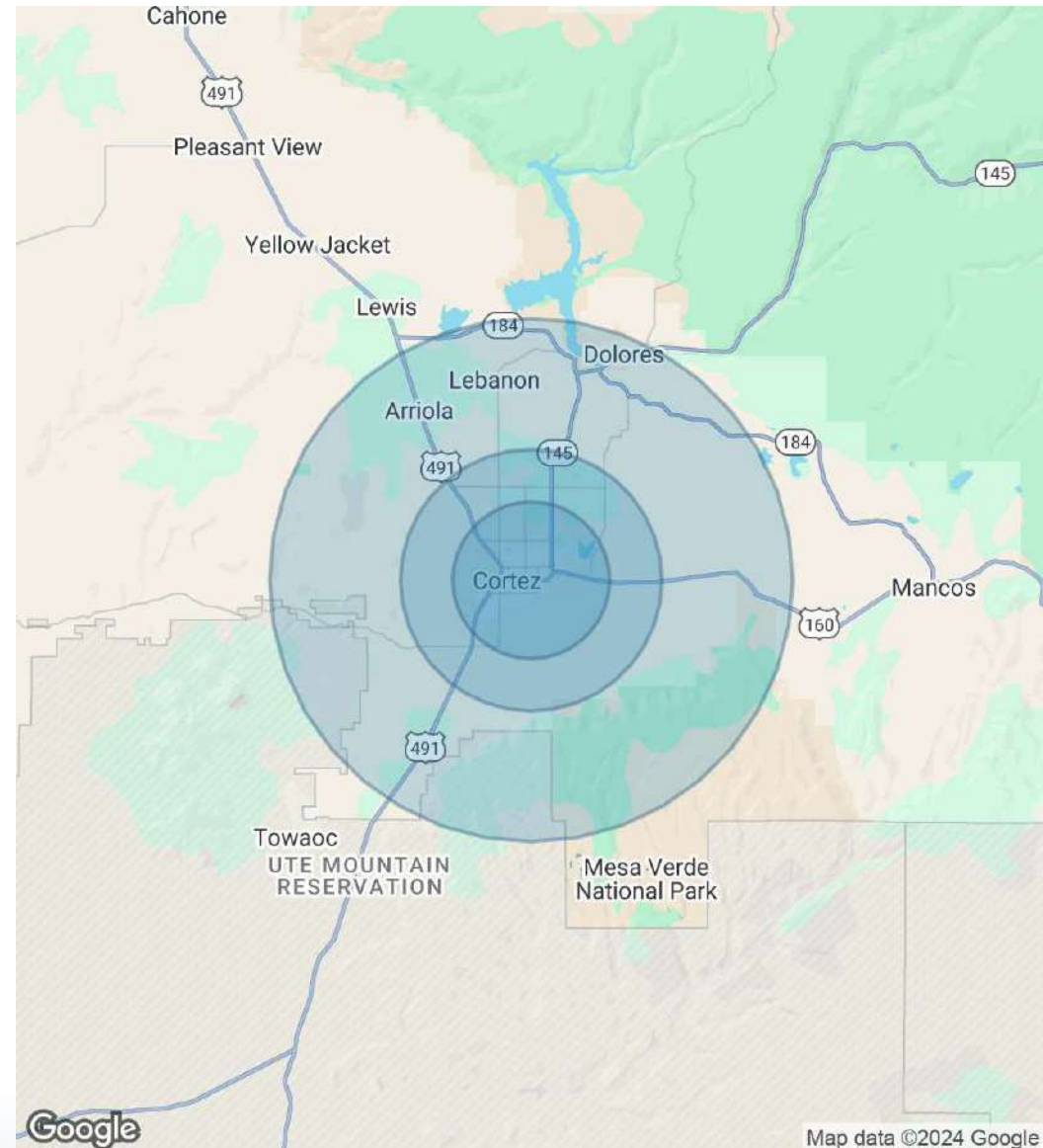
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,808	14,767	20,651
Average Age	42	43	45
Average Age (Male)	41	42	44
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,012	6,202	8,657
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,191	\$84,225	\$89,672
Average House Value	\$297,038	\$309,152	\$340,882

TRAFFIC COUNTS

E. Main Street	22,864 VPD
U.S Highway 160	19,405 VPD
Highway 145	8,438 VPD





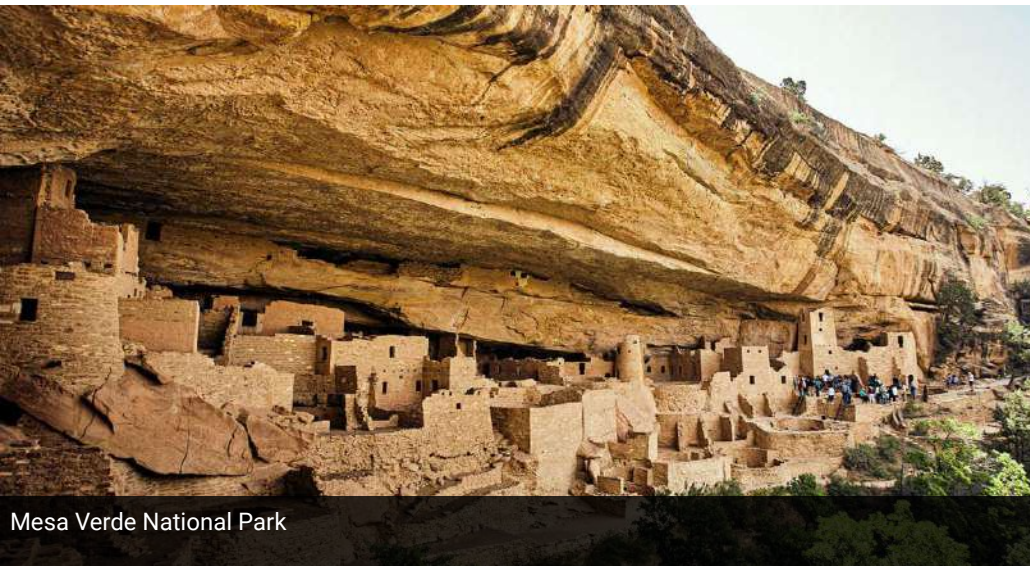
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Cortez, CO



Mesa Verde National Park

CORTEZ, CO

Cortez is a home rule municipality and is the county seat for Montezuma County. Cortez is one of the largest towns in Southwest Colorado, secluded near the Four Corners (where the borders of Colorado, Utah, Arizona and New Mexico meet). Cortez is the county's largest city. Surrounded by a diverse landscape and rich in culture and history, Cortez has activities abound within the region; from archaeological sites to mountain biking, from vineyards and breweries to fishing and rafting, there is something for everyone. The richness of the area has attracted people to Cortez from prehistoric times to present. At the 2020 United States Census, the city had a total area of 4,015 acres. The City of Cortez had a population of 9,055 as of July 1, 2024.

Cortez is strategically positioned so businesses can access and serve the global economy. The city's economy is based very heavily on tourism. Mining (uranium, vanadium, gold, silver, lead, zinc) and manufacturing (animal feeds, plywood, processed foods, leather goods, furniture, industrial gases) supplement the economy. Other industries in the city include Retail trade, Construction, Educational services and healthcare and social assistance and public administration. Cortez is a local commercial center, competing with Durango in the east, and Farmington, New Mexico in the south, and draws trade from southeastern Utah, the extreme northeastern corner of Arizona, the Shiprock area of Northwestern New Mexico, and San Miguel, Dolores, Montezuma, and parts of La Plata County in Colorado. Cortez is home to the Cortez Municipal Airport which is served by the regional commercial air service provider Denver Air Connection. As the telecommunications center for the region, Cortez offers world class telecommunications and high-capacity fiber optic options. The City of Cortez and its regional and state economic development partners work in concert to make it easy for small and medium-sized businesses, as well as large companies, to discover our local resources and establish healthy foundations for success.

The southwestern Colorado town of Cortez, one of America's richest archaeological centers, lies between the entrance to world-famous Mesa Verde National Park and the fascinating Ute Mountain Tribal Park. Cortez, a community near the Four Corners offers an excellent choice of lodging as well as a wide variety of restaurants ranging from fast food to gourmet. Tucked between the majestic La Plata Mountains, the mysterious Sleeping Ute Mountain and Mesa Verde's iconic silhouette, Cortez boasts 116 acres of parks and trails, as well as a professional 18-hole golf course, the Conquistador Golf Course. In the heart of town, the Parque de Vida offers fishing ponds, a BMX trail and amphitheater for summer concerts. The area is becoming more and more popular for its challenging mountain-bike terrain, no doubt in part due to the popularity of Phil's World, a trail system built by mountain bikers that has garnered national attention.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1962
Locations:	7,400+
Headquarters:	Irvine, CA
Website:	tacobell.com

TACO BELL

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick service restaurant (QSR) brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. Under our parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. Taco Bell and our franchise organizations operate over 7,400 restaurants that serve more than 42 million customers each week in the U.S. Internationally, the brand is growing with more than 1,100 restaurants across over 30 countries around the globe. Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 55,000 restaurants in more than 155 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development. Outside of the restaurants, fans can access Taco Bell through the mobile app, desktop on Ta.co and delivery through the partnership with Grubhub. Taco Bell became the first QSR to launch a mobile app in U.S. restaurants for both drive-thru and dining orders.

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.

The information contained herein is not a substitute for a thorough due diligence 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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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