

#1 LOCATION
IN MICHIGAN
PLACER.AI



SUBJECT PROPERTY

CORPORATE DEL TACO

DETROIT MSA (ALLEN PARK), MI

Marcus & Millichap
THE DELTONDO GROUP



14570 Southfield Rd Allen Park, MI

\$2,140,000

PRICE

5.75%

CAP

\$123,050

NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2001/2019
Building Area	2,967 SF
Land Area	0.77 AC/33,541 SF

INVESTMENT HIGHLIGHTS



**ABSOLUTE-NET LEASE
ZERO LANDLORD RESPONSIBILITIES**

7.5 Years Remaining On Corporate-Guaranteed Absolute-NNN Lease Structure Eliminates Landlord Expense Obligations, Including Roof, Structure, Taxes And Maintenance



**10% INCREASE OCCURRING
IN 2.5 YEARS**

Scheduled Rental Escalations Provide Contractual NOI Growth Throughout The Primary Term And Extension Periods



**HIGH-VISIBILITY CORNER PARCEL
ALONG SOUTHFIELD ROAD (69,460 VPD)**

Located On A 0.77-Acre Signalized Corner Site With Excellent Access, Prominent Frontage And Dedicated Parking



**ADJACENT TO MAJOR NEW DEVELOPMENT
110,000 SF MIXED USE PROJECT**

Property is Adjacent to New Development – Including 7 New Commercial Mixed-Use Retail Buildings, 4-Story Hotel, and Car Wash



**RENOVATED PROTOTYPE LOCATION
MODERNIZED IN 2019**

Originally Constructed In 2001 And Significantly Renovated In 2019 To Align With Del Taco's Updated Operating Format



**STRATEGIC ACCESS TO I-94 &
MAJOR REGIONAL THOROUGHFARES**

The Property Benefits From Immediate Connectivity To I-94, Southfield Road And The Downriver Detroit Transportation Corridor





AF JONNA DEVELOPMENT GROUP
ACQUIRED THE PROPERTY IN 2022 AND
RECEIVED REDEVELOPMENT APPROVAL
FROM THE CITY OF LINCOLN PARK.

75 101,377 VPD



BREAD BASKET DELI



MAJOR MIXED-USE REDEVELOPMENT

TRANSFORMATIONAL REDEVELOPMENT
OF THE FORMER SEARS SITE

110,000 SF
OF NEW
RETAIL SPACE

7
NEW COMMERCIAL
BUILDINGS

68,120 SF
4-STORY
HOTEL

Hwy 39
69,460 VPD

**#1 LOCATION IN MICHIGAN
(PER PLACER)**



tropical
SMOOTHIE
CAFE

CHASE

NuHome
Property Management LLC

FAMILY MEDICINE

ALLEN PARK
MOTORLODGE

OIL CHANGE
CENTER

USA
HEARING AID
SERVICES

MCDONALD'S

FRANK J LADA
CIVIC ARENA

CVS
pharmacy

ROUSH
5,000 EMPLOYEES
\$3.8B REVENUE

94

112,500 VPD

verizon
MARATHON

Krispy Kreme
DOUGHNUTS

Arby's

SEVEN BREW
DRIVE THRU COFFEE
NEW
DEVELOPMENT

Hwy 39
69,460 VPD

DEL TACO
#1 LOCATION IN MICHIGAN
(PER PLACER)

MAJOR MIXED-USE REDEVELOPMENT
TRANSFORMATIONAL REDEVELOPMENT
OF THE FORMER SEARS SITE
110,000 SF
OF NEW
RETAIL SPACE
7
NEW COMMERCIAL
BUILDINGS
68,120 SF
4-STORY
HOTEL

RENT SCHEDULE

Year	Annual	Monthly
November 28, 2023 - November 27, 2028	\$123,200.00	\$10,266.67
November 28, 2028 - November 27, 2033	\$135,520.00	\$11,293.33
November 28, 2033 - November 27, 2038 (Option 1)	\$149,072.00	\$12,422.67
November 28, 2038 - November 27, 2043 (Option 1)	\$163,979.20	\$13,664.93
November 28, 2043 - November 27, 2048 (Option 2)	\$180,377.12	\$15,031.43
November 28, 2048 - November 27, 2053 (Option 2)	\$198,414.83	\$16,534.57

LEASE SUMMARY

Tenant:	Del Taco
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	11/28/2018
Lease Expiration:	11/27/2033
Term Remaining:	7.5 years
Increases:	10% Every 5 Years
Options:	Two, 10-Year



HENRY FORD MUSEUM OF AMERICAN INNOVATION
 1,500+ EMPLOYEES
 \$95M+ REVENUE

Corewell Health™
 632 LICENSED BEDS
 3,500+ EMPLOYEES
 17.6B+ REVENUE

TRINE UNIVERSITY



1,500 ACRES
50+ EMPLOYEES
\$36M REVENUE



ROUGE COMPLEX
 600 ACRES
 6,000+ EMPLOYEES
 \$170B+ REVENUE

Evans Distribution Systems



meijer



LOWE'S **ALDI** **SALLY BEAUTY** **ROSS DRESS FOR LESS** **five BELOW**

TARGET **TJ-MAXX** **BARNES & NOBLE** **Burlington**

LA FITNESS **petco** **OLD NAVY** **Michaels**

Applebee's **Chick-fil-&** **chili's** **SMOOTHIE KING** **LONGHORN STEAKHOUSE**

DEL TACO
 #1 LOCATION IN MICHIGAN (PER PLACER)

Kroger

United Rentals

LIFE AMBULANCE NETWORK

MAJOR MIXED-USE REDEVELOPMENT

TRANSFORMATIONAL REDEVELOPMENT OF THE FORMER SEARS SITE

110,000 SF OF NEW RETAIL SPACE
\$14.5M PRIVATE INVESTMENT
7 NEW COMMERCIAL BUILDINGS
68,120 SF 4-STORY HOTEL

Shaftmasters
 "Quality Parts & Service At a Great Price"

Hwy 39
 69,460 VPD

75
 101,377 VPD

ALDI **Save a lot** **UNITED STATES POSTAL SERVICE** **Aaron's**
O'Reilly **Advance Auto Parts** **Auto Zone**



Chick-fil-& **Wendy's** **Checkers**
DOLLAR TREE **Starbucks** **CHICKEN SALAD** **SEVEN BARS** **tropical SMOOTHIE CAFE** **TACO BELL**
MCDONALD'S **CHASE** **BURGER KING**



CVS pharmacy

Allen Park MS
 901 students

Lincoln Park HS
 1,060 students

Lincoln Park MS
 1,391 students

Lindemann ES
 642 students

St. Frances Cabrini HS
 199 students

ExtraSpace Storage



A LEADING NATIONAL MEXICAN QSR PLATFORM

Del Taco is one of the largest Mexican quick-service restaurant brands in the United States, specializing in tacos, burritos, burgers, fries and freshly prepared Mexican-American menu offerings. Founded in 1964 in Yermo, California, the brand has expanded throughout the western and southern United States through a combination of corporate and franchise development.

As of fiscal May 2026, Del Taco operated approximately 600 restaurants systemwide, including more than 460 franchised locations across the United States. The company continues to pursue development opportunities in both existing and new markets through franchise expansion initiatives and remodeled prototype formats.

The Allen Park location is backed by a corporate guarantee and operates under an absolute-net lease structure, providing passive ownership characteristics with no landlord responsibilities.



\$959M
REVENUE
(2025)

~600
STORES

7,500
EMPLOYEES

Lake Forest, CA
HEADQUARTERS

1964
FOUNDED



 **Hwy 39**
69,460 VPD

ALLEN PARK MI

DETROIT-WARREN-DEARBORN MSA

4.3M+
DETROIT-WARREN-
DEARBORN MSA
POPULATION

\$300B+
ESTIMATED DETROIT
METRO GDP

177,000+
EMPLOYEES
FORD MOTOR COMPANY

95,000+
EMPLOYEES
GENERAL MOTORS

75,000+
EMPLOYEES
STELLANTIS NORTH
AMERICA

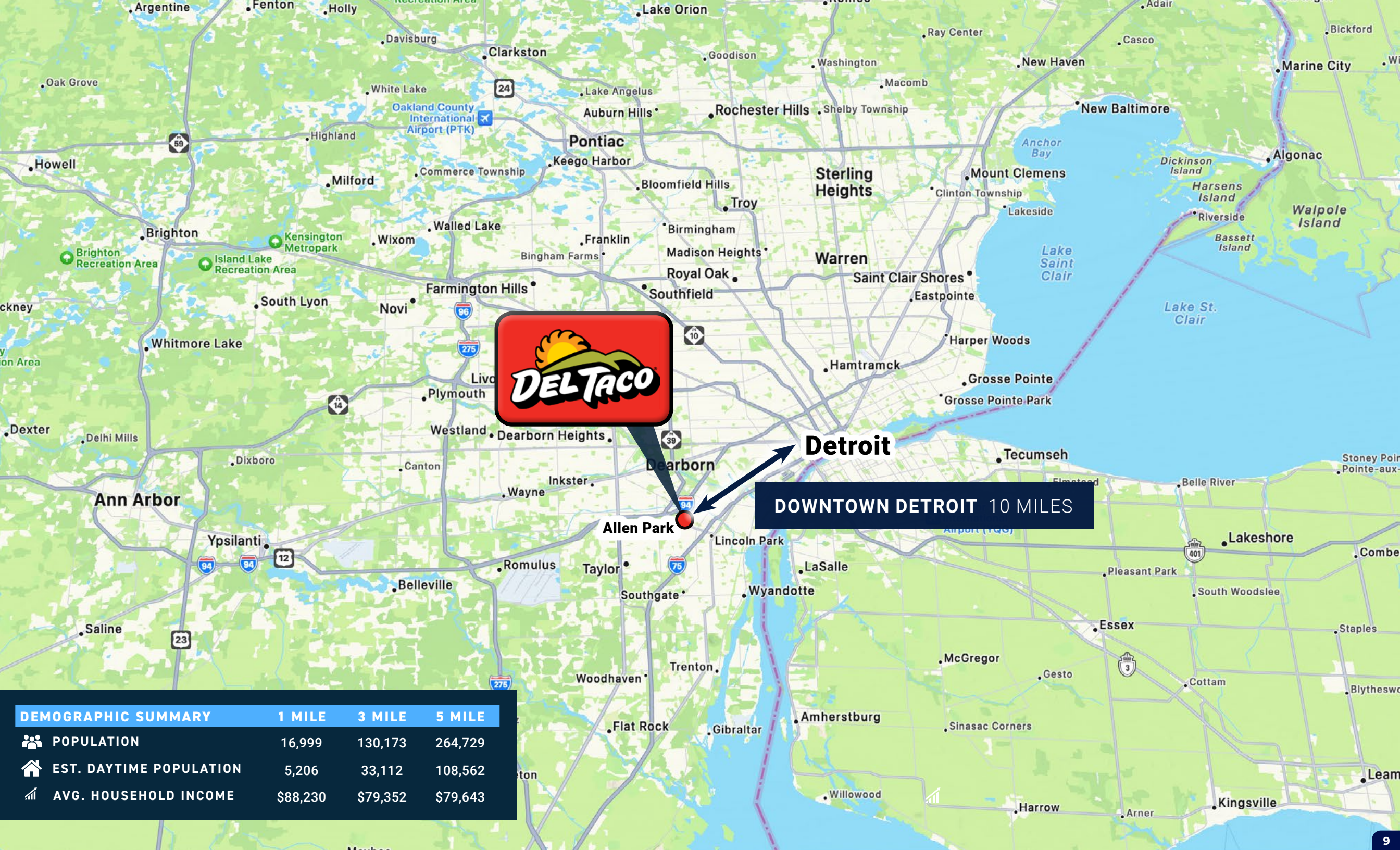
65,000+
EMPLOYEES
COREWELL HEALTH

Allen Park, Michigan is located within the Detroit-Warren- Dearborn Metropolitan Statistical Area, one of the nation's largest and most historically significant industrial and manufacturing economies. The Detroit MSA encompasses more than 4.3 million residents and remains a critical center for automotive manufacturing, advanced mobility, healthcare, engineering and logistics. Allen Park benefits from direct access to Interstate 94 and Southfield Road, positioning the city within the highly active Downriver submarket immediately southwest of Downtown Detroit. The area's strategic transportation connectivity supports both commuter traffic and regional distribution activity throughout Southeast Michigan.

The Detroit metropolitan economy continues to diversify beyond automotive manufacturing through investment in technology, healthcare, defense, mobility innovation and advanced industrial production. Major regional employers include Ford Motor Company, General Motors, Stellantis, Corewell Health and Amazon distribution operations. Allen Park itself maintains a stable residential base with strong homeownership levels and established retail corridors serving the broader Downriver communities. Continued public and private investment throughout Southeast Michigan—including infrastructure modernization, industrial redevelopment and mobility-focused manufacturing initiatives—supports long-term economic stability across the region.



DETROIT, MICHIGAN



DOWNTOWN DETROIT 10 MILES

DEMOGRAPHIC SUMMARY

1 MILE 3 MILE 5 MILE

POPULATION	16,999	130,173	264,729
EST. DAYTIME POPULATION	5,206	33,112	108,562
AVG. HOUSEHOLD INCOME	\$88,230	\$79,352	\$79,643

CONFIDENTIALITY AGREEMENT

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the representative at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the representative. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the representative, 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, PCBs or asbestos, the compliance with local, 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 representative. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the representative.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



#1 LOCATION
IN MICHIGAN
PLACER.AI



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

CHRIS ORENIC

Associate
P. (310) 697-9586
E. chris.orenic@marcusmillichap.com
License CA 02246172

JACK GOEDKEN

Associate
P. (949) 419-3291
jack.goedken@marcusmillichap.com
License CA 02290410

ANDRE THOMPSON

Director, Investments
P. (949) 419-3217
andre.thompson@marcusmillichap.com
License CA 02086459

RYAN GOTTLIEB

Associate
P. (949) 633-1106
E. ryan.gottlieb@marcusmillichap.com

WHITNEY CROWLEY

Executive Assistant
P. (404) 934-6080
E. Whitney.Crowley@marcusmillichap.com

BROKER OF RECORD

PAUL KERBER
Two Towne Square, Ste. 450
Southfield, MI 48076
P: (248) 415-2600
Lic #: 6502433613
paul.kerber@marcusmillichap.com