



LESS THAN TWO MILES FROM NORTHLAND COMMUNITY & TECHNICAL COLLEGE (4,135 STUDENTS)

TACO JOHN'S

122 3rd Street West
Thief River Falls, MN 56701

- » **Absolute-Net Lease (Zero Landlord Responsibilities):** A New 20-year Absolute-Net Lease will be Signed at the Close of Escrow, Featuring 1.5% Annual Increases. Store is Slated for a Remodel in 2026 Showing Tenants Further Commitment to Location.
- » **Conveniently Close to High School:** Taco John's is just Two Blocks South of Lincoln High School, which Serves 567 Students and 84 Employees.
- » **Proximity to Cities Major Employer:** Less than A Mile Away, Digi-Key Employs Over 5,000 Workers and is Renowned Globally as a Distributor of Electronic Components.
- » **Exceptional Visibility and Frontage:** Positioned on 3rd Street West, Taco John's has Excellent Visibility with a Daily Traffic Count Surpassing 7,700 Vehicles.



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BROKER OF RECORD

Todd Lindblom
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Ralph Engelstad Arena
2,800 Capacity

Pennington County Fair Grounds



MAIN AVE (4,000+ VPD)

Canadian Pacific Railway

N
NORTHLAND
COMMUNITY & TECHNICAL COLLEGE
Northland Community & Technical College
4,135 Students

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| 2023 Estimated Population: | 5,978 | 10,617 | 11,637 |
| Daytime Population: | 6,580 | 13,386 | 14,028 |
| Household Income: | \$62,598 | \$65,613 | \$66,654 |



ST HWY 1 (7,400+ VPD)

DigiKey
Digi-Key Electronics
5,000+ Employees

ARCTIC CAT
SHARE OUR PASSION
Headquarters
1,369 Employees

DOWNTOWN



TSC TRACTOR SUPPLY CO. **FLEET SPECIAL** **McDonald's**
"QUALITY AT A DISCOUNT" **H&R BLOCK**

Walmart **O'Reilly AUTO PARTS** **DOLLAR TREE** **Pizza Hut** **ANYTIME FITNESS**
Save money. Live better.

Lincoln High School
567 Students

Franklin Middle School
426 Students

Challenger Elementary School
822 Students



3RD ST (1,770+ VPD)



Canadian Pacific Railway

NORTHERN STATE BANK

LEGENDS SPORTING GOODS

The Piggy BBQ

Johnnies Cafe & Catering

Rusty Nail Bar & Grill

WELLS FARGO

South China Buffet

Ronnings

ACE Hardware

SUBWAY

taco john's SINCE 1969

MAIN AVE N (4,000+ VPD)

Arby's

KNIGHT AVE N (830+ VPD)

Old Arena Ice Rink

3RD ST W (7,770+ VPD)

Floyd B. Olson Park



HUGO'S
FAMILY MARKETPLACE

Lincoln High School
567 Students

Pennington County Court

Thief River Falls Library

Pennington County Sheriff

Old Arena Ice Rink

St. Bernard's Catholic Church

WELLS FARGO

ACE Hardware

Johnnies Cafe & Catering

Rusty Nail Bar & Grill

Runnings

taco john's
SINCE 1969

KNIGHT AVE N (830+ VPD)

Floyd B. Olson Park

South China Buffet

3RD ST W (7,770+ VPD)



Headquarters
1,369 Employees



Digi-Key Electronics
5,000+ Employees



Lincoln High School
567 Students

**St. Bernard's
Catholic Church**

**Old Arena
Ice Rink**

Floyd B. Olson Park



**taco
john's**
SINCE 1969



SUBWAY



Arby's



**ACE
Hardware**



RONNING'S

3RD ST W (7,770+ VPD)

KNIGHT AVE N (830+ VPD)

**South
China
Buffet**

MAIN AVE N (4,000+ VPD)

**Rusty Nail
Bar & Grill**

TACO JOHN'S

| | |
|----------|--|
| Address: | 122 3rd Street West Thief River Falls, MN 56701 |
| Price: | \$1,466,000 |
| CAP: | 6.75% |
| NOI: | \$99,000 |

INVESTMENT SUMMARY

| | |
|--------------------------|---------------------|
| Lease Type: | Absolute-Net |
| Landlord Responsibility: | None |
| Year Built: | 2007 / 2026 Remodel |
| Building Area: | 2,466 SF |
| Land Area: | 14,166 SF |
| Vehicles Per Day: | 7,700+ (3rd St W) |



HIGHLIGHTS

- » **Nearby Higher Education Institution:** Taco John's is Less than Two Miles from Northland Community & Technical College, which Enrolls 4,135 Students.
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- » **Exceptional Visibility and Frontage:** Positioned on 3rd Street West, Taco John's Enjoys Excellent Visibility with a Daily Traffic Count Surpassing 7,700 Vehicles.
- » **Close to Various Accommodations:** Within a Two-Mile Radius, Guests can Find Quality Inn, GrandStay Hotel & Suites, AmericInn by Wyndham, and Americas Best Value Inn & Suites.
- » **Established Brand Recognition:** Taco John's has Over 400 Locations Across 23 States, with Plans to Open 20-25 New Locations in 2024.
- » **Surrounded by Major Retailers:** Situated in Close Proximity to Various Major Retailers Including Walmart, Dollar Tree, Ace Hardware, O'Reilly Auto Parts, Subway, Arby's, Pizza Hut, Dairy Queen, Dominos, and more.



ANNUALIZED OPERATING DATA

| Year | Annually |
|---------------|--------------------|
| Year 1 | \$99,000.00 |
| Year 2 | \$100,485.00 |
| Year 3 | \$101,992.28 |
| Year 4 | \$103,522.16 |
| Year 5 | \$105,074.99 |
| Year 6 | \$106,651.12 |
| Year 7 | \$108,250.88 |
| Year 8 | \$109,874.65 |
| Year 9 | \$111,522.77 |
| Year 10 | \$113,195.61 |

| Year | Annually |
|---------|--------------|
| Year 11 | \$114,893.54 |
| Year 12 | \$116,616.94 |
| Year 13 | \$118,366.20 |
| Year 14 | \$120,141.69 |
| Year 15 | \$121,943.82 |
| Year 16 | \$123,772.97 |
| Year 17 | \$125,629.57 |
| Year 18 | \$127,514.01 |
| Year 19 | \$129,426.72 |
| Year 20 | \$131,368.12 |

TENANT SUMMARY

| | |
|----------------------------|---------------------------------------|
| Tenant: | Thief River Falls Hospitality TN, LLC |
| Guaranty: | PKE - 24 Units |
| Type of Ownership: | Fee Simple |
| Lease Type: | Absolute-Net |
| Landlord Responsibilities: | None |
| Rent Commencement: | Close of Escrow |
| Lease Expiration: | 20 Years from COE |
| Term Remaining: | 20 Years |
| Increases: | 1.5% Annually |
| Options: | Four, 5 Year |



TACO JOHN'S

Starting as a small taco stand in Cheyenne, WY back in 1968, their one-of-a-kind tacos and other bold flavors were an instant hit in the community. Two local businessmen wanted to share these unique flavors with the world. So, they purchased the franchise rights in 1969 and named the restaurant after the man who started it all – John.

Taco John's restaurants began popping up across the Midwest, evolving to include drive-thrus and interior seating to bring you the unique flavors that made Taco John's famous. The menu evolved to include bold originals like Potato Olés, Meat and Potato Burritos, and a holiday specialty: Nachos Navidad.

Ever hear of Taco Tuesday? We started it! We even trademarked it. That's how seriously we take tacos.

Today, Taco John's operates and franchises over 400 restaurants in 23 states – making it one of the largest Mexican quick-service restaurant brands in America.



PAXTON KEISER ENTERPRISES (PKE)

Paxton Keiser Enterprises ('PKE') is an operationally-focused Taco John's franchisee with 24 locations and a leadership team with nearly three decades of restaurant operating experience. PKE is currently the second-largest franchisee in the system and continues to build success through its engagement with the brand's leadership team and the local communities it serves. During the pandemic, PKE pioneered the free meal initiative for the elderly and vulnerable with over 5,000 meals delivered to the community fostering customer loyalty and cementing Taco John's as an institution within its respective markets.

PKE's principals collaboratively engage with Taco John's corporate as members of the Taco John's Presidential Council, the Association of Taco John's Franchisees Board of Directors, and the advertising production committee, providing invaluable 'boots-on-the-ground' feedback to guide brand decisions and drive profitability. PKE's experience and its focus on community and franchisor relationships continues to be a driving force for unit level excellence and further expansion within the Taco John's system.

THIEF RIVER FALLS, MN

Thief River Falls, also known as Thief River, stands as a city and the seat of Pennington County in the northwest region of Minnesota. Over the years, it has emerged as a hub for various industries, including snowmobiles, agricultural machinery, and global electronics distribution. Notably, it is the headquarters of Arctic Cat, a renowned snowmobile manufacturer, and hosts Digi-Key, a prominent electronic parts distributor and one of the area's largest employers. Additionally, it holds significance as the birthplace of the esteemed Steiger Tractor. Positioned at the confluence of the Red Lake River from the east-southeast and the Thief River from the north, its strategic location amidst forests and accessible shipping routes historically favored logging activities. Even today, the city's economy thrives on its rivers and railways, supporting sectors like tourism and shipping.



DigiKey

Digi-Key Electronics
5,000+ Employees

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NET LEASED DISCLAIMER

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