

HIGH TRAFFIC (34,000 VPD) · DYNAMIC MSA GROWTH · ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES

SUBJECT PROPERTY



TACO JOHN'S

1635 N. Lincoln Ave, Loveland, CO

Marcus & Millichap
THE DELTONDO GROUP

TACO JOHN'S

1635 N. Lincoln Ave
Loveland, CO

\$1,342,000
PRICE

6.50%
CAP

\$87,263
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built/Renovated	1992/2023
Building Area	1,870 SF
Land Area	0.47 AC

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE | NO LANDLORD RESPONSIBILITIES

The property is secured by a long-term absolute NNN lease with over 16 years remaining. There are no landlord responsibilities.

STRONG RENTAL GROWTH & RENEWAL OPTIONS

The lease includes 7.5% rental increases every five years. Additionally, the tenant has four (4) five-year renewal options.

HIGH-TRAFFIC LOCATION IN A BOOMING MARKET

Strategically positioned on State Road 434 (34,000 VPD), the site benefits from high daily traffic counts, dense residential developments, and proximity to retail, healthcare, and business hubs.

GROWING MARKET WITH STRONG FUNDAMENTALS

Loveland, CO, has an MSA population of over 359,075, with an average household income exceeding \$100,000. The city's economy is supported by major employers, including Hewlett-Packard Enterprise, UCHealth Medical Center of the Rockies, and Agilent Technologies.

PROVEN FRANCHISE OPERATOR WITH MULTI-UNIT GUARANTY

The lease is backed by 4 Cities, Inc., a multi-unit franchise operator with nine Taco John's locations.



MARKET AREA



LOVELAND • COLORADO •

Arapaho and Roosevelt National Forests
and Pawnee National Grassland



Walt Clark MS
366 students

Thompson Valley HS
1,039 students

GOOD HEALTH WILL
Medical Outfitting & Recycling Store

Mariana Butte
Golf Course



SAFeway

SAFeway CHASE Walgreens
JAX Starbucks Wendy's Chipotle Culver's
BURGER KING MCDONALD'S

Lake Loveland

34 49,000 VPD

BIG BRAND
TIRE & SERVICE

Carl's Jr.
GOODTIMES

LET THE DEER FLOW
BIG THOMPSON
LOVELAND • COLORADO
FirstCash
BLACKJACK
PIZZA & SALADS

Walgreens

The Loopy Ewe

UPTOWN AUTO

SECURITY SERVICE
FEDERAL CREDIT UNION

FAS
FLO'S AUTO SALES

taco
john's
— SINCE 1969 —

TACO
BELL

DAIRY QUEEN

+ LIBERTY +

SPROUTS
FARMERS MARKET

TESLA

287 34,000 VPD

THE
HOME
DEPOT



ORCHARDS SHOPPING CENTER



Walmart



Boyd Lake

Northern Colorado
Regional Airport



Cattail Creek
Golf Course

Lake
Loveland

287 34,000 VPD



bluearena
FEDERAL CREDIT UNION
7,200 CAPACITY

uchealth
193-BED HOSPITAL

Walmart
DISTRIBUTION CENTER

Mariana Butte
Golf Course

Namaqua Park

Centennial Park

Thompson Valley HS
1,039 students

Boedecker Lake

Fitness Court at
Fairgrounds Park

Mountain View HS
2,220 students

Walmart
Kohl's
Lowe's

CENTERRA MARKETPLACE



JOHNSTOWN PLAZA



THOMPSON VALLEY TOWNE CENTER



KEYSIGHT
MANUFACTURER





Taco John's, a leading quick-service Mexican restaurant brand in the U.S., continues to expand with over 370 locations across 23 states and systemwide sales reaching \$410 million. Founded in 1969 in Cheyenne, Wyoming, the company has built a loyal customer base with bold flavors, generous portions, and its signature Potato Olés®.

In 2024, Taco John's ranked #115 on Entrepreneur's Franchise 500®, reflecting its strong growth and franchise appeal. With a focus on innovation and customer experience, Taco John's remains a competitive force in the quick-service industry.

The franchise offers several key advantages, including a fast payback period, high demand, strong brand recognition, and consistent franchisor support. Taco John's stands out with its delicious Mexican food, fast service, and fair prices, while also emphasizing drive-thru convenience and mobile ordering for delivery.

HEADQUARTERED IN CHEYENNE, WYOMING

SUBJECT PROPERTY



\$429M
REVENUE (2023)

370+
STORES

23
STATES

1969
FOUNDED

8,000
EMPLOYEES

REPRESENTATIVE INTERIOR FROM
COMPANY WHO PERFORMED RENOVATION





SUBJECT PROPERTY

TENANT SUMMARY

Tenant:	Taco Johns
Guaranty:	4 Cities, Inc. (9 Units)
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	May 28, 2021
Lease Expiration:	June 1, 2041
Term Remaining:	16 Years
Increases:	7.5% Every 5 Years
Options:	4, 5 Year

Year	Annual	Monthly
5/28/2021 - 5/28/2026	\$81,174.96	\$6,764.58
6/1/2026 - 5/28/2031	\$87,263.13	\$7,271.93
6/1/2031 - 5/28/2036	\$93,807.86	\$7,817.32
6/1/2036 - 5/28/2041	\$100,843.45	\$8,403.62

*Pricing is based off of rent from 6/2026. Seller to credit buyer difference at COE.

LOVELAND, CO

FORT COLLINS-LOVELAND MSA

Loveland, Colorado, is a rapidly growing city along the I-25 corridor, strategically positioned between Denver and Fort Collins. With an MSA population of over 359,075 and an average household income exceeding \$100,000, Loveland benefits from strong demographics and a thriving business climate. The city is home to major employers such as Hewlett-Packard Enterprise, UCHealth Medical Center of the Rockies, and Agilent Technologies, contributing to a diverse and resilient economy. Additionally, Loveland's retail sector is booming, with premier destinations like The Promenade Shops at Centerra and the Outlets at Loveland, attracting both locals and visitors. A \$250M+ infrastructure investment is enhancing the region, including the expansion of I-25 and the Northern Colorado Regional Airport, further strengthening accessibility and economic momentum. Beyond its business appeal, Loveland offers an exceptional quality of life, boasting proximity to Rocky Mountain National Park. Recognized as one of Colorado's best cities for families and retirees, Loveland blends economic opportunity with natural beauty, making it an attractive destination for businesses, investors, and residents alike. With continued population growth, a booming job market, and significant infrastructure improvements, Loveland continues to grow into the future.

MAJOR ECONOMIC DRIVERS



LOVELAND, CO

359,075+
MSA POPULATION

\$250M
REGIONAL
INFRASTRUCTURE
INVESTMENT

\$274.6M
MSA TOURIST
IMPACT

\$21 BILLION
GROSS DOMESTIC
PRODUCT (MSA)



LOVELAND, CO • GATEWAY TO ROCKIES

REGIONAL MAP

CHEYENNE 58 MILES

DENVER 52 MILES

taco john's
SINCE 1969

DEMOGRAPHICS SUMMARY

	3-MILE	5-MILE	10-MILE
POPULATION	65,620	94,404	258,786
AVG. HOUSEHOLD INCOME	\$89,805	\$99,944	\$116,269



REGIONAL MAP

CHEYENNE 58 MILES

DENVER 52 MILES

taco john's
SINCE 1969

DEMOGRAPHICS SUMMARY

	3-MILE	5-MILE	10-MILE
POPULATION	65,620	94,404	258,786
AVG. HOUSEHOLD INCOME	\$89,805	\$99,944	\$116,269

REGIONAL MAP

CHEYENNE 58 MILES

DENVER 52 MILES

taco john's
SINCE 1969

DEMOGRAPHICS SUMMARY

	3-MILE	5-MILE	10-MILE
POPULATION	65,620	94,404	258,786
AVG. HOUSEHOLD INCOME	\$89,805	\$99,944	\$116,269

REGIONAL MAP

CHEYENNE 58 MILES

DENVER 52 MILES

taco john's
SINCE 1969

DEMOGRAPHICS SUMMARY

	3-MILE	5-MILE	10-MILE
POPULATION	65,620	94,404	258,786
AVG. HOUSEHOLD INCOME	\$89,805	\$99,944	\$116,269

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 subject property 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 subject property. 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 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, 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 subject property. 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 subject property.

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.

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

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com

AMANDA BAZULTO

Director of Operations
P. 949-419-3225
E. amanda.bazulto@marcusmillichap.com

CHRIS ORENIC

Associate
P: (310) 697-9586
E. chris.orenic@marcusmillichap.com

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com

RYAN GOTTLIEB

P: 949-633-1106
E: Ryan.Gottlieb@marcusmillichap.com
License TX 791419

BROKER OF RECORD

Adam Lewis
P: (303) 328-2000
E: adam.lewis@marcusmillichap.com
Lic #: ER.100091205