



TACO JOHN'S

317 West Main Street
Sterling, Colorado 80751

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 7.5% Rental Increases Every 5 Years Including the Four, 5 Year Options.
- » **Experienced Operator:** 35+ Years of Operating Experience with 40 QSR Units Across Colorado, Oklahoma, Washington, Wyoming & Oregon.
- » **Strong Location & Excellent Visibility:** Taco John's is Located on West Main Street and See's Over 17,000+ Vehicles Per Day.
- » **Within 1 Mile of Three Major Schools:** Sterling High School (528 Students); Sterling Middle School (431 Students); and Campbell Elementary School (449 Students).

Representative Photo | Existing Store Will Be Remodeled by End of 2023



Marcus & Millichap
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BROKER OF RECORD

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AutoZone

Burger King



Walmart
Save money. Live better.



Sterling Middle School
431 Students

Campbell Elementary School
449 Students



bomgaars

Sterling High School
528 Students

Logan County Fairgrounds

maurices

SUBWAY



Little Caesars

TACO BELL

HIBBETT SPORTS

Wendy's

SUBJECT PROPERTY
taco john's
SINCE 1969

Pizza Hut

Sterling Recreation Center

DOLLAR TREE

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices



McDonald's

O'Reilly AUTO PARTS

ANYTIME FITNESS

Jimmy John's

Walgreens

EST. 1998
SCOOTER'S COFFEE



FAMILY FOODS MARKET

TACO JOHN'S

Address:	317 West Main Street Sterling, Colorado 80751
Price:	\$2,000,000
CAP:	5.00%
NOI:	\$100,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	1979 / 2023
Building Area:	2,141 SF
Land Area:	16,117 SF
Vehicles Per Day:	17,030 (W Main St)



HIGHLIGHTS

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 7.5% Rental Increases Every 5 Years Including the Four, 5 Year Options.
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- » **Nearby National Tenants:** Walmart, The Home Depot, Maurices, Hibbett Sports, Harbor Freight, Anytime Fitness, Taco Bell, Wendy's, Pizza Hut, Jimmy John's, Arby's, McDonald's, Little Caesars, Walgreens, Subway, Bomgaars, Scooter's Coffee, Ace Hardware, AutoZone, and Napa Auto Parts.



TENANT OVERVIEW

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.

Ever since that very first taco stand, Taco John's has been all about bringing the flavor. From handmade salsas and classic Crispy Tacos with freshly-made shells to their signature Potato Olés, they know how to Olé The Day.

From there, 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 nearly 400 restaurants in 23 states – making it one of the largest Mexican quick-service restaurant brands in America.

DND GROUPS INC.

DND Groups Inc. Operates 9 Taco John's & 31 Dairy Queen locations in Colorado, Oklahoma, Washington, Wyoming & Oregon. DND Groups Inc. Has over 35 years of operating experience. Founded in 1995 DND Groups Inc. Is headquartered in Laguna Hills, California.

Number of Locations:	40 Units
Headquarters:	Laguna Hills, CA
Year Founded:	1995

TENANT SUMMARY

Tenant Name:	Taco John's
Operating Entity:	4 Cities, Inc.
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:	7.5% Every 5 Years
Options:	Four, 5 Year



Representative Photo | Existing Store Will Be Remodeled by End of 2023

ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$100,000.00	\$8,333.33
Year 6 - Year 10	\$107,500.00	\$8,958.33
Year 11 - Year 15	\$115,562.50	\$9,630.21
Year 16 - Year 20	\$124,229.69	\$10,352.47

REGIONAL MAP



Subject Property

Sterling, Colorado

102 Miles

Fort Collins, CO

129 Miles

Denver, CO

183 Miles

Colorado Springs, CO

365 Miles

Lincoln, NE

557 Miles

Kansas City, MO

552 Miles

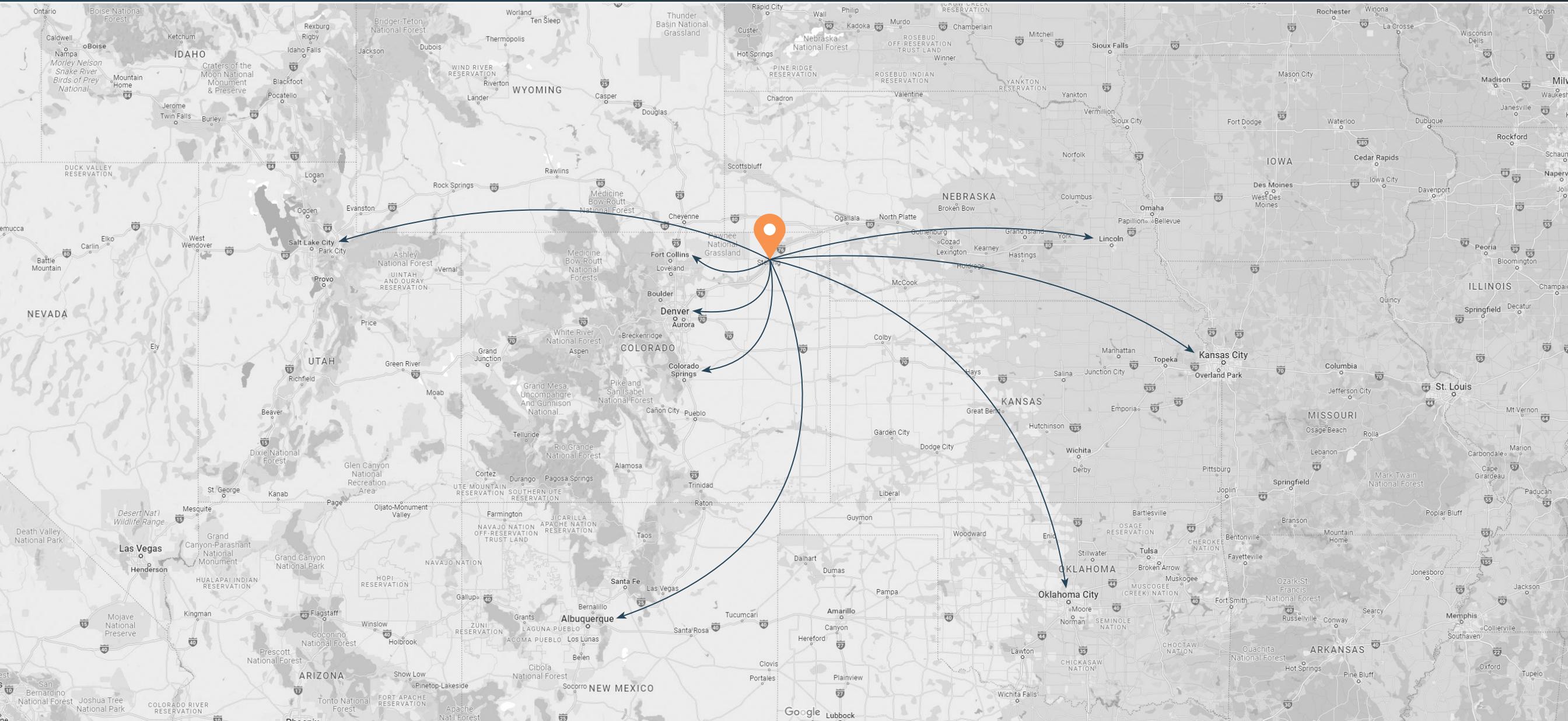
Salt Lake City, UT

604 Miles

Oklahoma City, OK

522 Miles

Albuquerque, NM



STERLING, COLORADO

Sterling is a fairly large plains city in northeastern Colorado. Downtown is one of the state's historical districts and has 54 iconic buildings that are reminiscent of the pioneer age. The town is also a vibrant center for the arts in northern Colorado and features several blocks of places to eat and shop.

Sitting at an elevation of 3,937 feet, Sterling is the largest town in both Logan County and northeast Colorado. In 2020 the home rule municipality and county seat recorded a population of 14,777. This makes it a commercial hub of the region, home to many large stores and chain restaurants.

There is a two-year residential college in town, Northeastern Junior College. The Crosson Field Municipal Airport is located in Sterling, however, there are no commercial flights. The closest commercial airport is Denver International Airport, about 120 miles to the southwest.



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	16,871	17,829	18,927
Households:	5,731	6,136	6,528
Household Income:	\$67,661	\$69,194	\$69,659

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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.

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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.

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COVID-19 NOTICE

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