



ACROSS STREET FROM WALMART, HOME DEPOT, & TARGET ANCHORED POWER CENTER

DEL TACO

11147 Pikes Peak Drive
Parker (Denver MSA), CO

Absolute-Net (Zero Landlord Responsibilities): New 20 Year Lease with 7.5% Rental Increases Every 5 Years Including the Four, 5 Year Options.

Strong Operating History / Sales: Del Taco has Operated at this location for 14 Years; in 2022 Del Taco achieved \$1,394,757 in store sales last year equating to a 8.5% Rent-to-Sales Ratio.

Prominent Location & Excellent Visibility: Del Taco Fronts ALong South Parker Drive (53,864 VPD) Situated in the Heart of a Major Retail Corridor.

Jack in the Box Acquisition of Del Taco: March 2022 Jack in the Box inc. (NASDAQ: JACK) Purchased Del Taco Restaurants, Inc. (NASDAQ: TACO) for \$585 Million Unlocking Significant Opportunities for Franchisees, Employees, Investors, and Guest Alike.



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KOHL'S **BED BATH & BEYOND** **chili's** **PETSMART** **Office DEPOT** **GameStop** **T Mobile** **PANDA EXPRESS**
Michaels **24 FITNESS** **MATTRESS FIRM** **QDOBA** **Panera** **Walmart** **TARGET**
maurices **FIVE BELOW** **GOODTIMES** **TEXAS ROADHOUSE** **BREAD** **Save money. Live better.**
Famous Footwear **verizon**

Tires LES SCHWAB

PNC

Jack in the box

DEL TACO

CARPET EXCHANGE

Wild Goose Saloon

SOUTH PARKER ROAD (53,864 VPD)

SOUTH PIKES PEAK DRIVE (12,620 VPD)

THE HOME DEPOT



SOUTH PARKER ROAD (53,864 VPD)

SOUTH PIKES PEAK DRIVE (12,620 VPD)

Parker Hilltop Apartments

456 Units



SOUTH PIKES PEAK DRIVE (12,620 VPD)

SOUTH PARKER ROAD (53,864 VPD)





COSTCO WHOLESALE
BOONDOCKS FOOD & FUN
SPORTSMAN'S WAREHOUSE
TRADER JOE'S

Centura Parker Adventist Hospital
162 Staffed Beds

Sierra Middle School
761 Students

Pine Lane Intermediate School
735 Students

Pine Lane Elementary
708 Students

SPROUTS FARMERS MARKET
SKY ZONE
Tuesday Morning
MURDOCH'S

CARMAX

Challenger Regional Park

American Academy - Kindie Prep (Lincoln Meadows)
770 Students

LOWE'S

SAFeway
HOBBY LOBBY
planet fitness

Walmart Save money. Live better.
target
Office DEPOT **PETSMART**

O'Brien Park

DELTA CO
SUBJECT PROPERTY

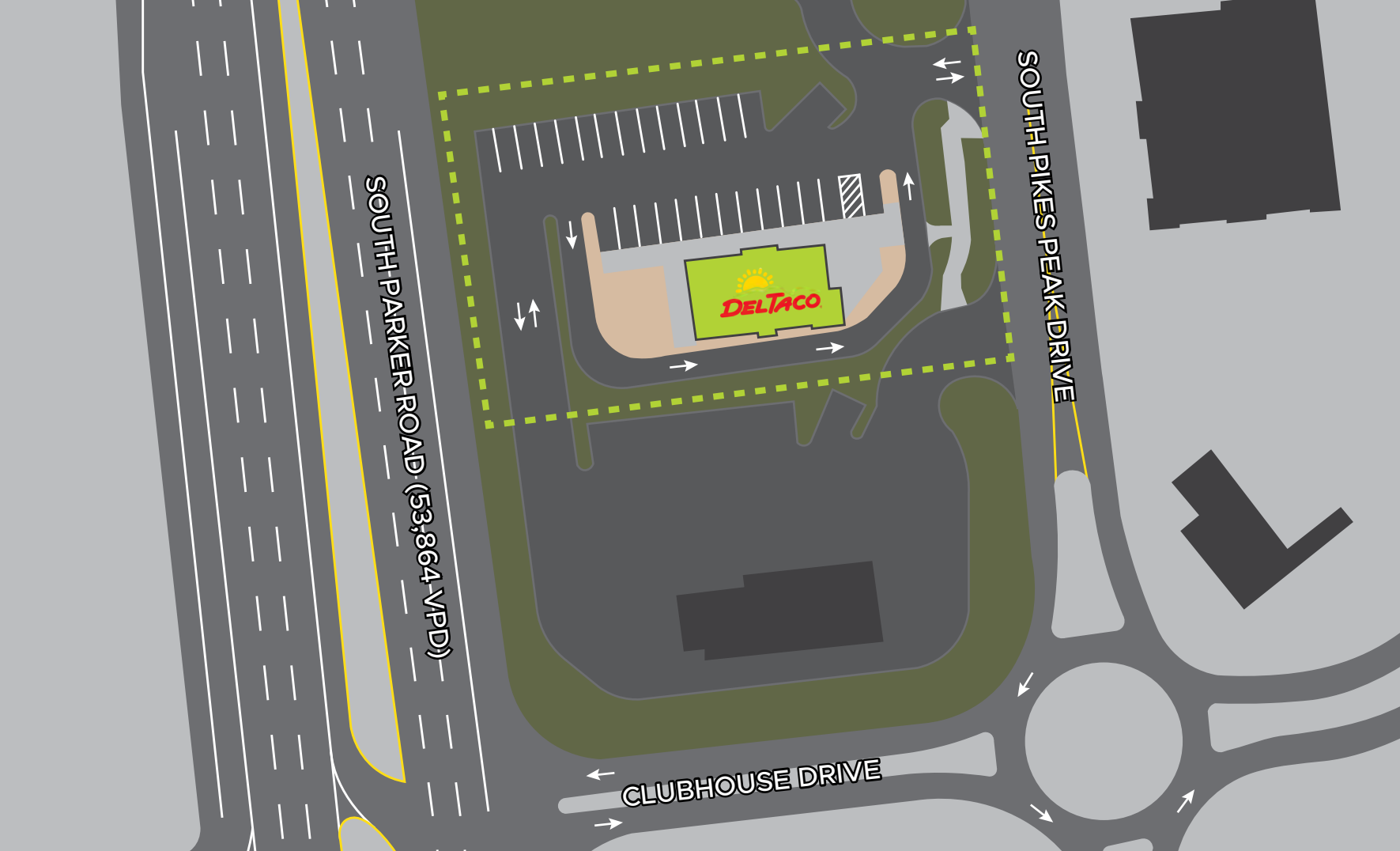
THE HOME DEPOT

KOHL'S **BED BATH & BEYOND**
Beyond any store of its kind!
24 FITNESS

9 **BEST BUY**

Iron House Elementary
452 Students





DEL TACO

Address:	11147 Pikes Peak Drive Parker (Denver MSA), CO 80138
Price:	\$2,371,087
CAP:	5.00%
NOI:	\$118,554

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodel:	2009 / 2015
Next Remodel:	2024
Building Area:	2,170 SF
Land Area:	25,500 SF
Vehicles Per Day:	53,864+ (S Parker Rd)



INVESTMENT 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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Prominent Location & Excellent Visibility: Del Taco Fronts ALong South Parker Drive (53,864 VPD) Situated in the Heart of a Major Retail Cooridor.

Near Legend High School: The Largest School in Parker, Legend High School is Four Miles South of Del Taco with 2,230+ Students and 100+ Employees / Staff.

Jack in the Box Acquisition of Del Taco: March 2022 Jack in the Box inc. (NASDAQ: JACK) Purchased Del Taco Restaurants, Inc. (NASDAQ: TACO) for \$585 Million Unlocking Significant Opportunities for Franchisees, Employees, Investors, and Guest Alike.

Sourounded by National Retailers: Target, Walmart, Best Buy, The Home Depot, Office Depot, Safeway, Kohl's, Bed Bath & Beyond, Hobby Lobby, Planet Fitness, Taco Bell, McDonald's, Starbucks, Jimmy John's, Freddy's Frozen Custard & Steakburgers, Jack in the Box, IHOP, Chili's Grill & Bar, and Texas Roadhouse to Name a Few.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$118,554.00	\$9,879.50
Year 6 - Year 10	\$127,445.55	\$10,620.46
Year 11 - Year 15	\$137,003.97	\$11,417.00
Year 16 - Year 20	\$147,279.26	\$12,273.27

TENANT SUMMARY

Tenant Name:	Del Taco
Type of Ownership:	Fee Simple: Ground + Building
Operator:	Franchisee
Guaranty:	18 Units
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

TENANT OVERVIEW

Founded in 1964, Del Taco is a uniquely positioned brand leader within the QSR+ segment with nearly 600 locations. Including, 295 company-owned and 300 franchise locations within the United States. Del Taco is the #2 Mexican QSR (“MQSR”) concept in the US (by units) with scratch-made food items and a strong capability to deliver quality, flavor, convenience, and value. Experienced and tenured management successfully re-positioned Del Taco in 2013 to maximize the future opportunity for the brand. Del Taco’s performance has been extremely strong since 2013 and management is focused on new unit growth for the highly portable brand in order to take advantage of a massive white space opportunity as the largest MQSR competitor behind Taco Bell.




Tenant:	Del Taco
Website:	www.deltaco.com
Company Type:	Public (NASDAQ: TACO)
Locations:	599+
Employees:	8,000+
System Wide Sales:	\$857 Million
Headquarters:	Lake Forest, CA

JACK IN THE BOX COMPLETES ACQUISITION OF DEL TACO

March 2022, Jack in the Box Inc. (NASDAQ: JACK) announced that it has completed its previously announced acquisition of Del Taco Restaurants, Inc. (NASDAQ: TACO) for approximately \$585 million. With the close of the acquisition, Jack in the Box and Del Taco are now positioned as stronger QSR players with greater scale and the ability to enhance the guest experience while pursuing profitable growth.

REGIONAL MAP

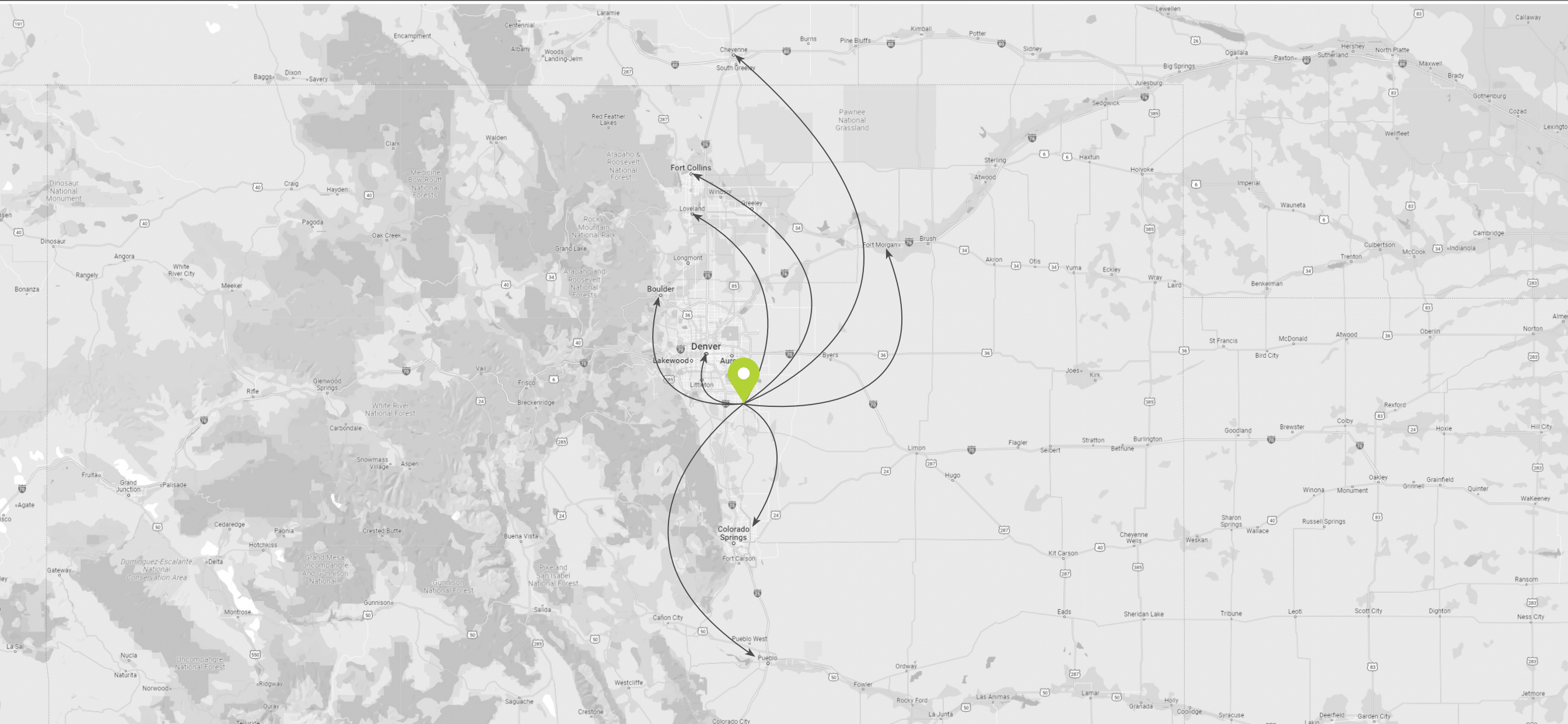
	Subject Property
	Parker, Colorado

25 Miles	Denver, CO
50 Miles	Boulder, CO

57 Miles	Colorado Springs, CO
76 Miles	Loveland, CO

90 Miles	Fort Collins, CO
95 Miles	Fort Morgan, CO

101 Miles	Pueblo, CO
126 Miles	Cheyenne, WY





DENVER, COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.”

MAJOR EMPLOYERS

HealthONE
CenturyLink
Children’s Hospital Colorado
Kaiser Permanente
Lockheed Martin Corp.
Comcast Corp.
Frontier Airlines
Wells Fargo
United Airlines, Inc.
University of Colorado Health



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor’s degree.

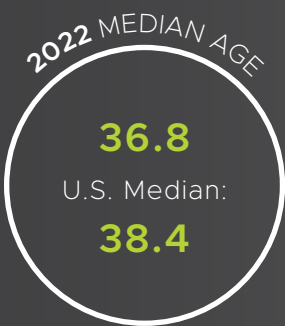
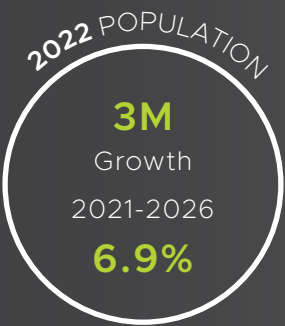


THRIVING ALTERNATIVE ENERGY SECTOR

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.

ECONOMY

- » Key drivers of the region’s economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- » Denver’s economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year.
- » Many of Denver’s largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth.
- » There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



DEL TACO DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	8,446	75,732	116,732
Daytime Population:	11,424	60,942	106,190
Household Income:	\$101,735	\$152,565	\$154,737

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.

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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.

COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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