



**NEAR WESTERN WYOMING COMMUNITY COLLEGE | 1.5 MILES FROM UNIVERSITY WITH 2,776 STUDENTS ENROLLED**

## TACO JOHN'S

450 North Center Street  
Rock Springs, WY 82901

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 10% Rental Increases Every 5 Years Including the Four, 5 Year Options.
- » **Strong Location & Excellent Visibility:** Taco John's is Located on North Center Street and See's Over 14,800+ Vehicles Per Day.
- » **Near Western Wyoming Community College:** Just 1.5 Miles from Taco John's Western Wyoming Community College Enrollment is 2,776 Students.





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McDonald's

FLYING J

80

80

Dwight D. Eisenhower Hwy

Dwight D. Eisenhower Hwy

Eik St

9th St

Railroad Ave

Pilot Butte Ave

N Central St

A St

College Dr

← 3.5 MILES WEST OF TACO JOHN'S

Advance Auto Parts

taco john's

TOYOTA

ACE Hardware

1.5 Miles from Taco John's

1.5 Miles from Taco John's

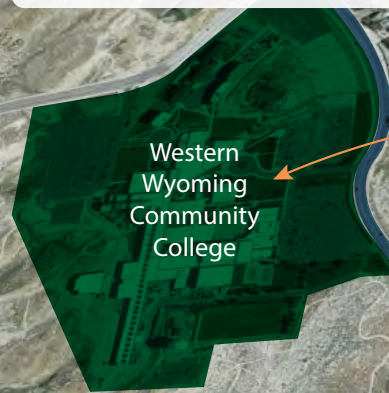
1 Mile from Taco John's

1.2 Miles from Taco John's

Rock Springs High School  
1,437 Students

Eastside Elementary  
363 Students

Memorial Hospital  
of Sweetwater  
County





# TACO JOHN'S

Address:	450 N Center St Rock Springs, WY 82901
Price:	<b>\$1,307,692</b>
CAP:	<b>6.50%</b>
NOI:	<b>\$85,000</b>

## INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Remodeled:	1974 / 2007
Building Area:	2,293 SF
Land Area:	16,552 SF
Vehicles Per Day:	14,877 (N Center St)



## HIGHLIGHTS

- » **Absolute-Net (Zero Landlord Responsibilities):** New 20 Year Lease with 10% Rental Increases Every 5 Years Including the Four, 5 Year Options.
- » **Strong Location & Excellent Visibility:** Taco John's is Located on North Center Street and See's Over 14,800+ Vehicles Per Day.
- » **Near Western Wyoming Community College:** Just 1.5 Miles from Taco John's Western Wyoming Community College Enrollment is 2,776 Students.
- » **1.2 Miles from Memorial Hospital:** A 99 Bed Hospital Serving Sweetwater County and Surrounding Communities.
- » **Close Proximity to Two School:** Rock Springs High School (1,437 Students) & Eastside Elementary (363 Students)..



## TENANT OVERVIEW

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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.

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DND Groups Inc. Operates 14 Taco John's & 32 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.

<b>Number of Locations:</b>	46 Units
<b>Headquarters:</b>	Laguna Hills, CA
<b>Year Founded:</b>	1995



# TENANT SUMMARY

Tenant Name:	Taco John's
Operating Entity:	4 Cities, Inc. (14 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:	10% Every 5 Years
Options:	Four, 5 Year



## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	\$85,000.00	\$7,083.33
Year 6 - Year 10	\$93,500.00	\$7,791.67
Year 11 - Year 15	\$102,850.00	\$8,570.83
Year 16 - Year 20	\$113,135.00	\$9,427.92

# REGIONAL MAP



Subject Property

Rock Springs, WY

187 Miles

Salt Lake City, UT

203 Miles

Provo, UT

250 Miles

Grand Junction, CO

225 Miles

Casper, WY

335 Miles

Denver, CO

256 Miles

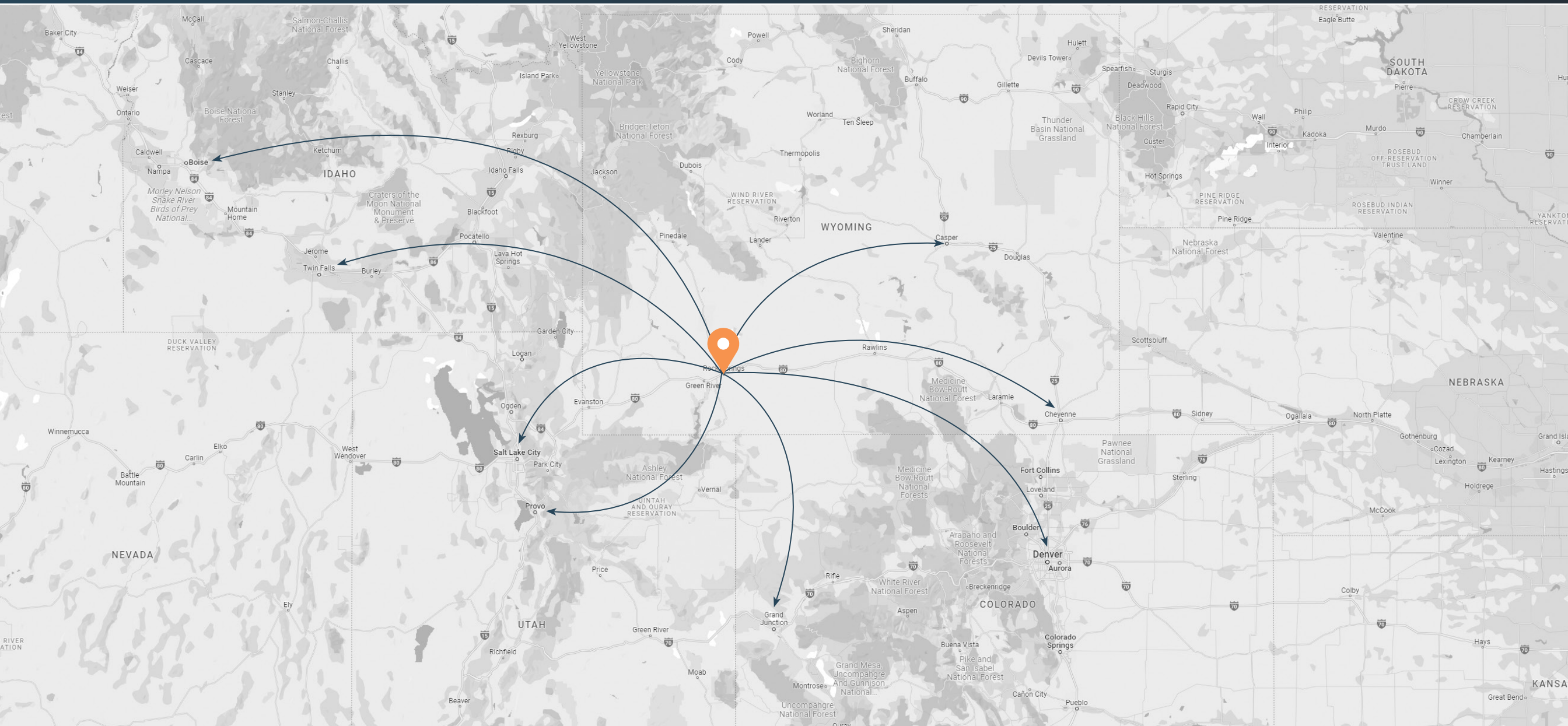
Cheyenne, WY

361 Miles

Twin Falls, ID

482 Miles

Boise, ID





# ROCK SPRINGS, WYOMING

Named for a former spring that babbled through town, Rock Springs sprung from the growth and development of the area's coal mining industry. In 1868, the coal mined here powered the steam engines of the Union Pacific Railroad, which laid hundreds of miles of track, allowing surrounding towns to thrive. The booming railroad and mining work left behind a culturally rich community that's represented by dozens of nationalities.

The railroad's conversion to diesel and oil power in the mid-1900s drove out many of the city's coal mines. But today, Rock Springs thrives with trona mines and the oil and gas industry, keeping the city vibrant and making it a local hub for dining, shopping, and attractions.

*SOURCE: [tourwyoming.com/explore/towns/rock-springs](http://tourwyoming.com/explore/towns/rock-springs)*



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	6,637	23,928	27,043
Households:	2,803	9,194	10,320
Household Income:	\$75,009	\$87,070	\$88,587



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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.

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## NET LEASED DISCLAIMER

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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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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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