



**Fresh Flex Remodel to Occur
within 18 Months**



Del Taco

**1525 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NEW MEXICO 87121**

Rare Leasehold Interest (Land is Not Included) Opportunity:
High Yield Investment with 12-Unit Guaranty; Property is 100% Depreciable, Providing Increased Cash Flow ✓

Absolute-Net Lease:
Del Taco has 20-Years Remaining with 12% Increases Every 5-Years Including the Four, 5-Year Options to Extend the Term ✓

1-Mile From Major High School:
West Mesa High School has ±1,745 Students Grades 9-12 and ±120 Faculty & Staff ✓

20 Years of Operating History at this Location:
Del Taco will be Committing to another 20 Year Lease Term at this High Performing Location ✓

**Marcus & Millichap
THE DELTONGO GROUP**



Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✓ **Rare Leasehold Interest (Land is Not Included) Opportunity:** High Yield Investment with 12-Unit Guaranty; Property is 100% Depreciable, Providing Increased Cash Flow

- ✓ **1-Mile From Major High School:** West Mesa High School has ±1,745 Students Grades 9-12 and ±120 Faculty & Staff

- ✓ **Strategic Retail Location:** Excellent Visibility & Frontage Along Coors Boulevard Northwest which oversees ±50,800 VPD; Less than 1-Mile from Interstate-40 which oversees ±145,000 VPD

- ✓ **Absolute-Net Lease:** Del Taco has 20-Years Remaining with 12% Increases Every 5-Years Including the Four, 5-Year Options to Extend the Term

- ✓ **Within Walking Distance of 7 Hotels:** Hampton Inn, Quality Inn & Suites, Super 8, Travelodge, Days Inn, LaQuinta Inn & Suites, Motel 6 & Best Economy Inn; Totaling Over ±753 Rooms

- ✓ **Nearby National Tenants Include:** Buffalo Wild Wings, The Home Depot, Walmart, Chili's, McDonalds, Panda Express, Taco Bell, Denny's, Wienerschnitzel and More



INVESTMENT SUMMARY

ADDRESS: 1525 Coors Boulevard Northwest
Albuquerque, New Mexico 87121

PRICE: \$788,640

CAP: 7.50%

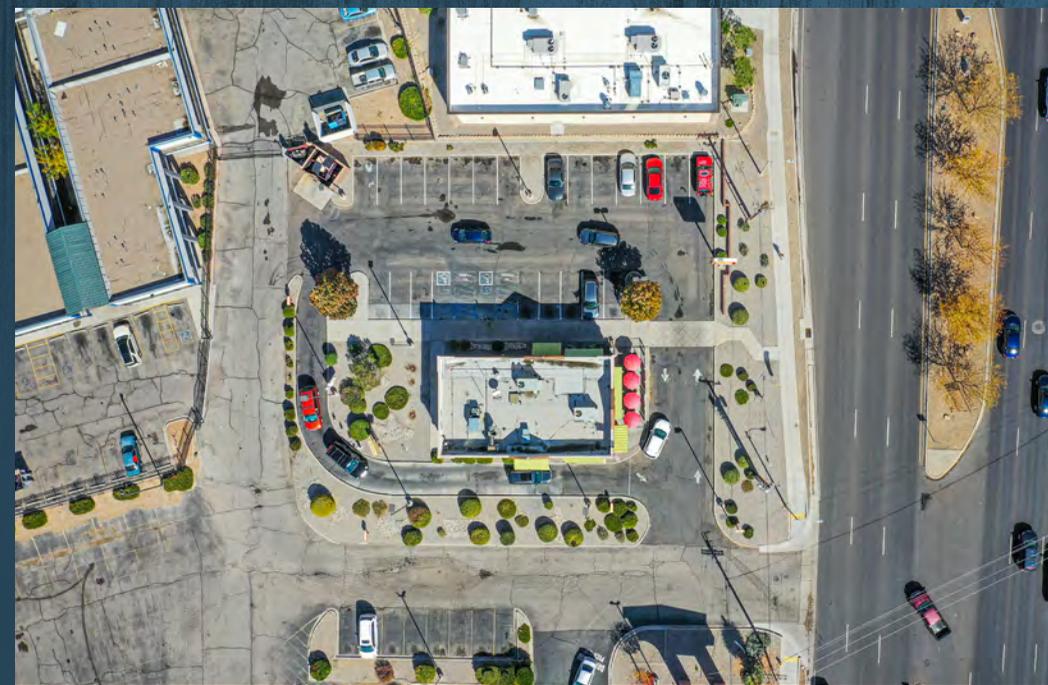
NOI: \$59,148

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	14,446	95,369	216,020
HOUSEHOLDS:	5,458	37,015	81,422
HH INCOME:	\$64,105	\$70,902	\$67,179



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

1525 Coors Boulevard Northwest
Albuquerque, New Mexico 87121

LEASE TYPE:

Absolute-Net

BUILDING SIZE:

2,262 SF

YEAR BUILT / REMODEL:

2002 / 2022 (Fresh Flex Image)

LOT SIZE:

34,979 SF

ACCESS & FRONTAGE

Coors Blvd NW (±50,800 VPD)

TENANT PROFILE

COMPANY NAME

Del Taco Restaurants Inc.

PUBLIC

NASDAQ: TACO

NUMBER OF STORES

±564

HEADQUARTERS

Lake Forest, California

YEAR FOUNDED

1964

NUMBER OF EMPLOYEES

±8,000

WEBSITE

www.deltaco.com



Del Taco, the nation's second largest Mexican quick service restaurant chain, is carrying tremendous momentum into the first quarter of 2021. Despite pandemic-induced pressures, the brand was resilient during the initial COVID-19 slowdown and began to thrive during the second half of 2020. This led to their eighth consecutive year of positive franchise same store sales growth which provides a great trajectory for the brand as it continues through 2021. Underscoring their tremendous performance, franchised locations have enjoyed topline sales strength that far exceeds industry trends.

Diamondback, LLC

Name: Dennis Ekstrom

Title: CEO & President

Units: 12 Del Taco / 2 Del Taco Under Construction

Years in Franchising: 30 (47 in the Restaurant Business)

Years in Current Position: 18 with Del Taco

Dennis Ekstrom has been in the restaurant business for nearly 50 years, 30 of them in franchising. At one time he was part of QK Holdings, where he served as COO of the largest Denny's franchise group in the country with 94 locations. Today he is the CEO and president of Diamondback LLC, a Del Taco multi-unit operator in New Mexico.

"The restaurant industry is a fast-paced, invigorating field that I never left," says the 65-year-old today. His experience

and success have led him to rule the Del Taco market in New Mexico where his 11 locations rank in the top tier of the brand's comp growth.

The drive-thru lanes at Ekstrom's Del Tacos were paved with gold this past spring as Covid-19 ravaged the country's restaurant landscape. He says 90 percent of his sales during the pandemic have come from the drive-thru. "Right now, our sales are the highest they've been in months, and in some cases ever," he says.

Ekstrom is detail-oriented, competitive, and direct and makes no bones about the importance of being successful. But he's also driven by providing his people with opportunities to grow and improve. "It's important to empower our employees and provide them with an opportunity to visualize a career path," he says. "We promote from within, pay above-market

wages, and treat everyone as a valued leader." Take care of your people, he says, and they'll take care of you, your company, and your guests.

The pandemic may linger into the fall and beyond, but that hasn't changed Ekstrom's mindset about growth: he's planning to grow into five more cities in New Mexico in the near future and is aiming for a 20 percent growth in sales next year. He's putting his money where his mouth is by investing in his infrastructure and hiring a director of operations to help move the needle.

"You must invest in front of what you are doing currently if you expect to grow at an unusual pace," he says.

Source: https://www.franchising.com/articles/restaurateur_and_loving_it_his_drivethrus_report_record_sales_during_covid.html?ref=flipboard



TENANT SUMMARY

TENANT NAME:	Del Taco
OPERATOR:	Diamondback DTNM LLC
GUARANTY:	12-Units
TYPE OF OWNERSHIP:	Leasehold Interest (Land is Not Included)
LEASE TYPE:	Absolute-Net
LANDLORD RESPONSIBILITIES:	None

LEASE SUMMARY - Del Taco

LEASE COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	October 31, 2041
TERM REMAINING:	20-Years
INCREASES:	12% Every 5-Years
OPTIONS:	Four, 5-Year

GROUND SUBLEASE SUMMARY

LEASE COMMENCEMENT:	August 9, 2013
LEASE EXPIRATION:	October 31, 2031
TERM REMAINING:	20-Years
INCREASES:	16% Every 5-Years
OPTIONS:	Two, 5-Year

DEL TACO SCHEDULE

BASE RENT	ANNUALLY	MONTHLY
Close of Escrow - October 31, 2026	\$135,000.00	\$11,250.00
November 1, 2026 - October 31, 2031	\$151,200.00	\$12,600.00
November 1, 2031 - October 31, 2036	\$169,344.00	\$14,112.00
November 1, 2036 - October 31, 2041	\$189,665.28	\$15,805.44
November 1, 2041 - October 31, 2046 (Option 1)	\$212,425.11	\$17,702.09
November 1, 2045 - October 31, 2051 (Option 2)	\$237,916.13	\$19,826.34
November 1, 2051 - October 31, 2056 (Option 3)	\$266,466.06	\$22,205.51
November 1, 2056 - October 31, 2061 (Option 4)	\$298,441.99	\$24,870.17
November 1, 2061 - October 31, 2066 (Option 4)		

GROUND SUBLEASE SCHEDULE

BASE RENT	ANNUALLY	MONTHLY
November 1, 2021 - October 31, 2026	\$75,852.00	\$6,321.00
November 1, 2026 - October 31, 2031	\$87,934.80	\$7,327.90
November 1, 2031 - October 31, 2036	\$102,004.32	\$8,500.36
November 1, 2036 - October 31, 2041	\$118,325.04	\$9,860.42

TOTAL NET OPERATING INCOME SCHEDULE

SCHEDULE	DEL TACO	GROUND RENT	TOTAL	CAP
November 1, 2021 - October 31, 2026	\$135,000.00	\$75,852.00	\$59,148.00	7.50%
November 1, 2026 - October 31, 2031	\$151,200.00	\$87,934.80	\$63,265.20	8.02%
November 1, 2031 - October 31, 2036	\$169,344.00	\$102,004.32	\$67,339.68	8.54%
November 1, 2036 - October 31, 2041	\$189,665.00	\$118,325.04	\$71,339.96	9.05%



Interstate-40

±145,000 VPD

Coors Boulevard Northwest | ±50,800 VPD



West Mesa High School
1,745 Students



McDonald's



Interstate-40 | ±145,000 VPD

Coors Boulevard Northwest | ±50,800 VPD



DISTANCE FROM SUBJECT PROPERTY

63 - Miles Santa Fe, NM

200 - Miles Roswell, NM

223 - Miles Las Cruces, NM

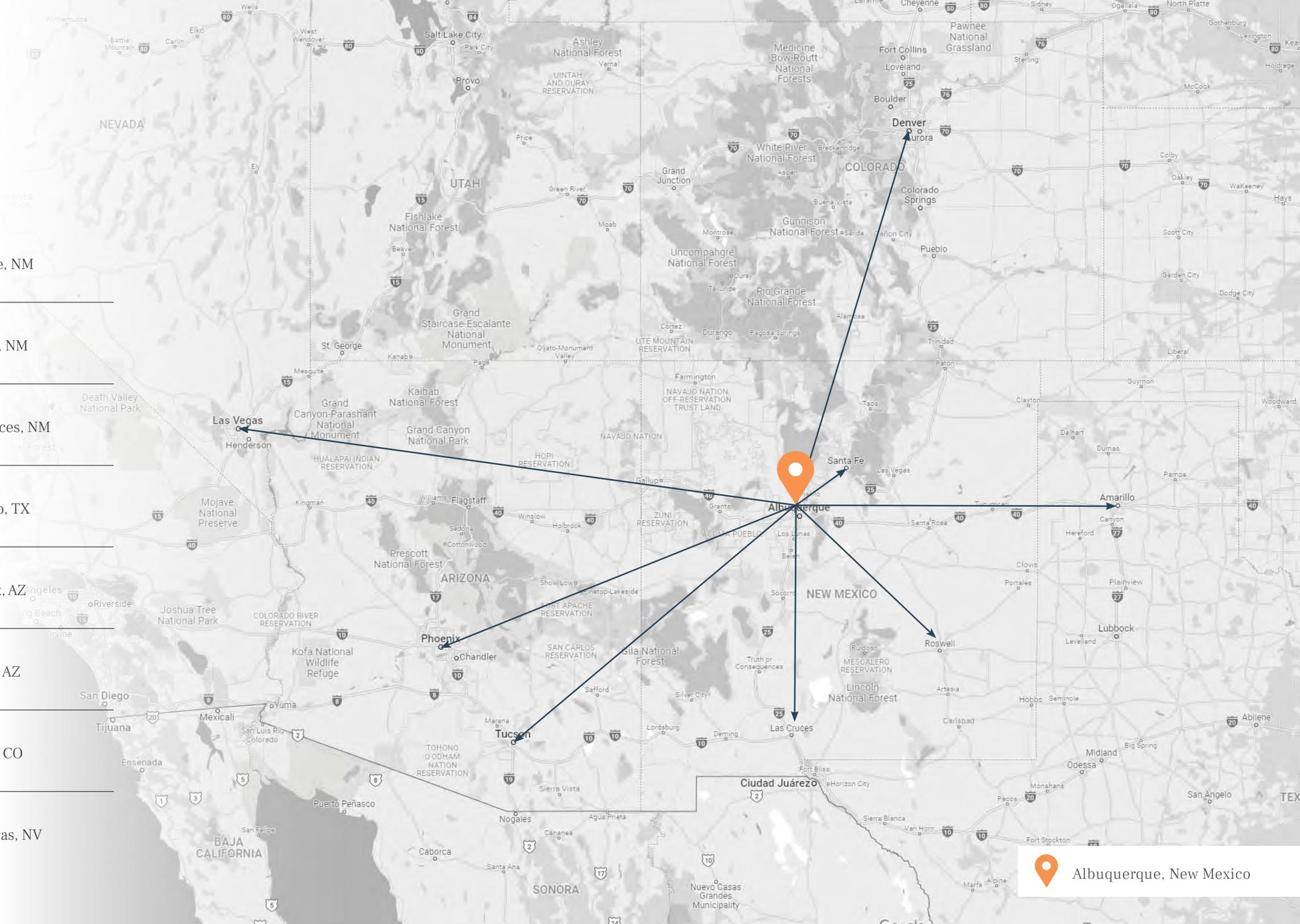
289 - Miles Amarillo, TX

419 - Miles Phoenix, AZ

449 - Miles Tucson, AZ

449 - Miles Denver, CO

577 - Miles Las Vegas, NV



 Albuquerque, New Mexico

ALBUQUERQUE

Albuquerque is the largest metro in New Mexico, spanning Bernalillo, Sandoval, Tarrant and Valencia counties. The population has grown to nearly 930,000 residents and population gains are expected to outpace that of the nation through 2025. Albuquerque is the most populous city with roughly 567,400 residents, followed by Rio Rancho with 97,000. Interstates 25 and 40 intersect in the metro and when combined with airport and rail access they provide an ideal location for the transportation and distribution of goods.

MAJOR AREA EMPLOYERS

Kirtland Air Force Base

University of New Mexico

Albuquerque Public Schools

Sandia National Labs

Presbyterian Hospital

UNM Hospital

City of Albuquerque

State of New Mexico

Bernalillo County

Lovelace



POPULATION GROWTH

Population gains exceed the national rate of growth. Approximately 29,000 people and 14,000 households will be added through 2025.



ECONOMIC EXPANSION

Tax incentives and economic trade zones encourage business growth. The metro accounts for nearly half of the state's employment and economic activity.



WELL-EDUCATED & SKILLED WORKFORCE

The University of New Mexico helps provide a skilled labor force. Roughly 30 percent of the population age 25 and older hold a bachelor's degree; 14 percent of those also have earned a graduate or professional degree.

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